

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2004 Assessment Roll

**Area Name / Number:** Kirkland/74  
**Previous Physical Inspection:** 2001

**Sales - Improved Summary:**

Number of Sales: 595  
 Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2003 Value</b>	\$244,800	\$203,600	\$448,400	\$480,500	93.3%	12.78%
<b>2004 Value</b>	\$268,700	\$204,200	\$472,900	\$480,500	98.4%	12.39%
<b>Change</b>	+\$23,900	+\$600	+\$24,500		+5.1%	-0.39%
<b>% Change</b>	+9.8%	+0.3%	+5.5%		+5.5%	-3.05%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.39% and -3.05% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2003 Value</b>	\$252,500	\$178,800	\$431,300
<b>2004 Value</b>	\$277,200	\$178,000	\$455,200
<b>Percent Change</b>	+9.8%	-0.4%	+5.5%

Number of one to three unit residences in the Population: 4789

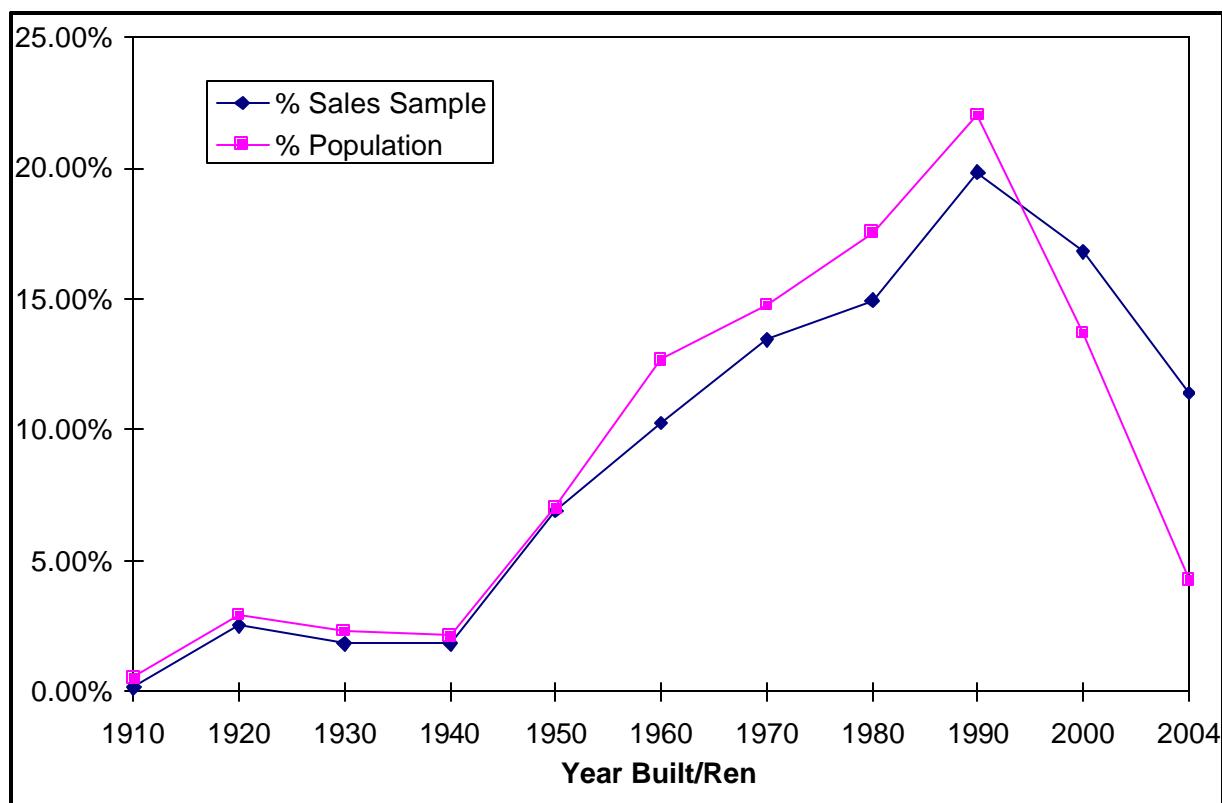
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, building grade 6 or 7 homes in good or very good condition had lower average ratios (assessed value/sales price) than other properties, so the formula adjusts these properties upward. Similarly building grade homes greater than 10 had higher average ratios (assessed value/sales price) than other improvements so the formula adjusts these properties downward thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

### **Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.17%
1920	15	2.52%
1930	11	1.85%
1940	11	1.85%
1950	41	6.89%
1960	61	10.25%
1970	80	13.45%
1980	89	14.96%
1990	118	19.83%
2000	100	16.81%
2004	68	11.43%
	595	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	26	0.54%
1920	141	2.94%
1930	111	2.32%
1940	103	2.15%
1950	337	7.04%
1960	607	12.67%
1970	707	14.76%
1980	840	17.54%
1990	1055	22.03%
2000	657	13.72%
2004	205	4.28%
	4789	

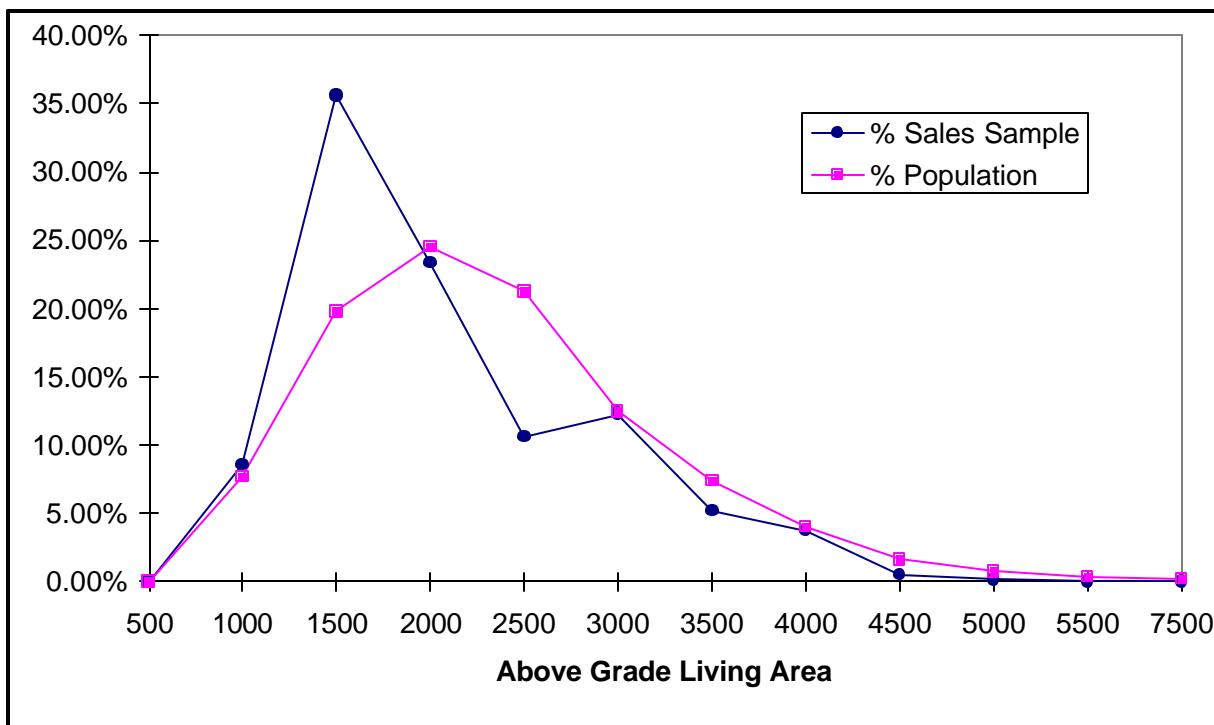


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

## **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	51	8.57%
1500	212	35.63%
2000	139	23.36%
2500	63	10.59%
3000	73	12.27%
3500	31	5.21%
4000	22	3.70%
4500	3	0.50%
5000	1	0.17%
5500	0	0.00%
7500	0	0.00%
		595

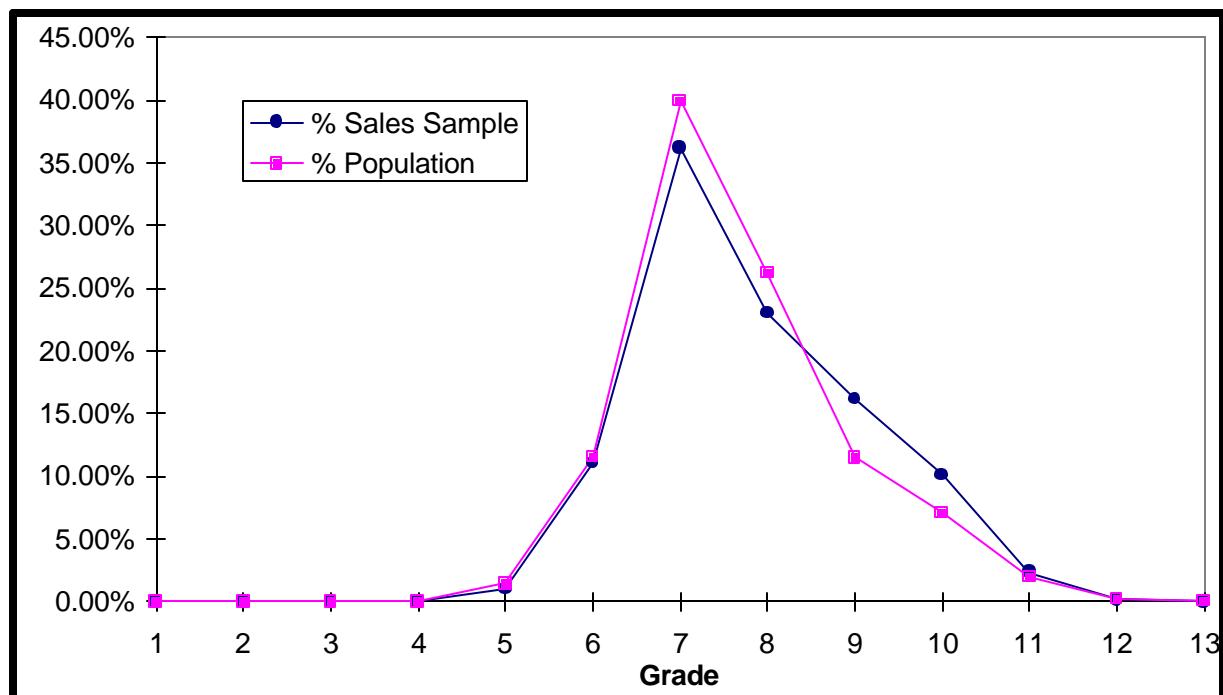
<b>Population</b>		
AGLA	Frequency	% Population
500	0	0.00%
1000	367	7.66%
1500	947	19.77%
2000	1173	24.49%
2500	1018	21.26%
3000	597	12.47%
3500	355	7.41%
4000	193	4.03%
4500	78	1.63%
5000	35	0.73%
5500	16	0.33%
7500	10	0.21%
		4789



The sales sample frequency distribution follows the population distribution with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

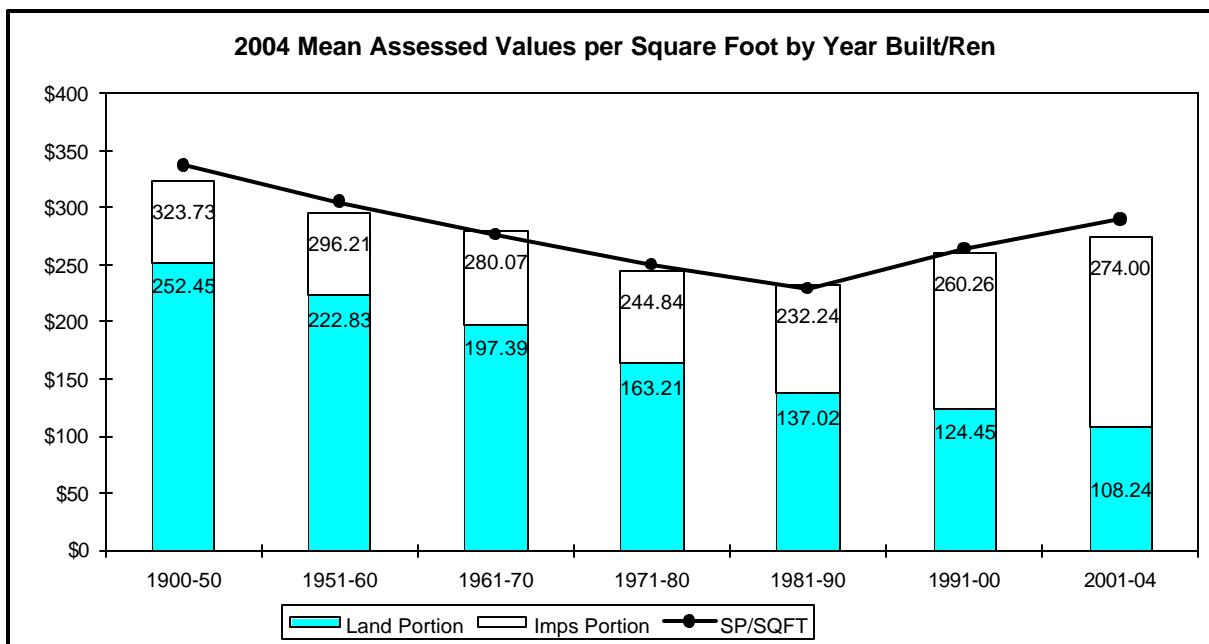
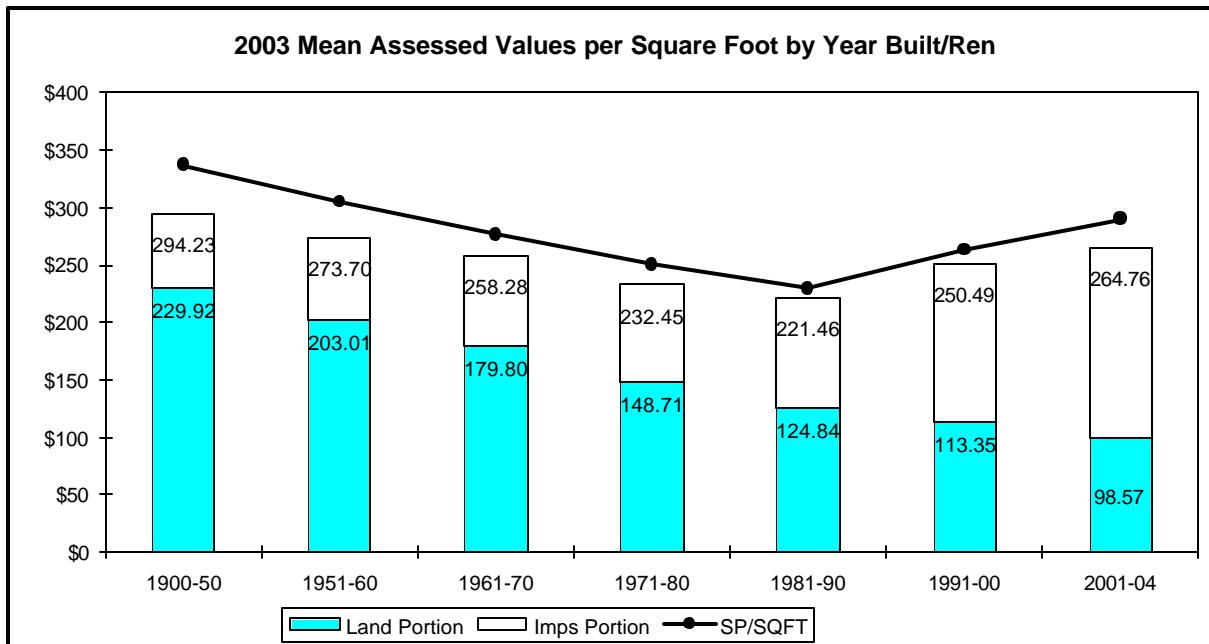
## **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	1	0.02%
5	6	1.01%	5	70	1.46%
6	66	11.09%	6	553	11.55%
7	215	36.13%	7	1911	39.90%
8	137	23.03%	8	1255	26.21%
9	96	16.13%	9	551	11.51%
10	60	10.08%	10	339	7.08%
11	14	2.35%	11	93	1.94%
12	1	0.17%	12	13	0.27%
13	0	0.00%	13	3	0.06%
	595			4789	



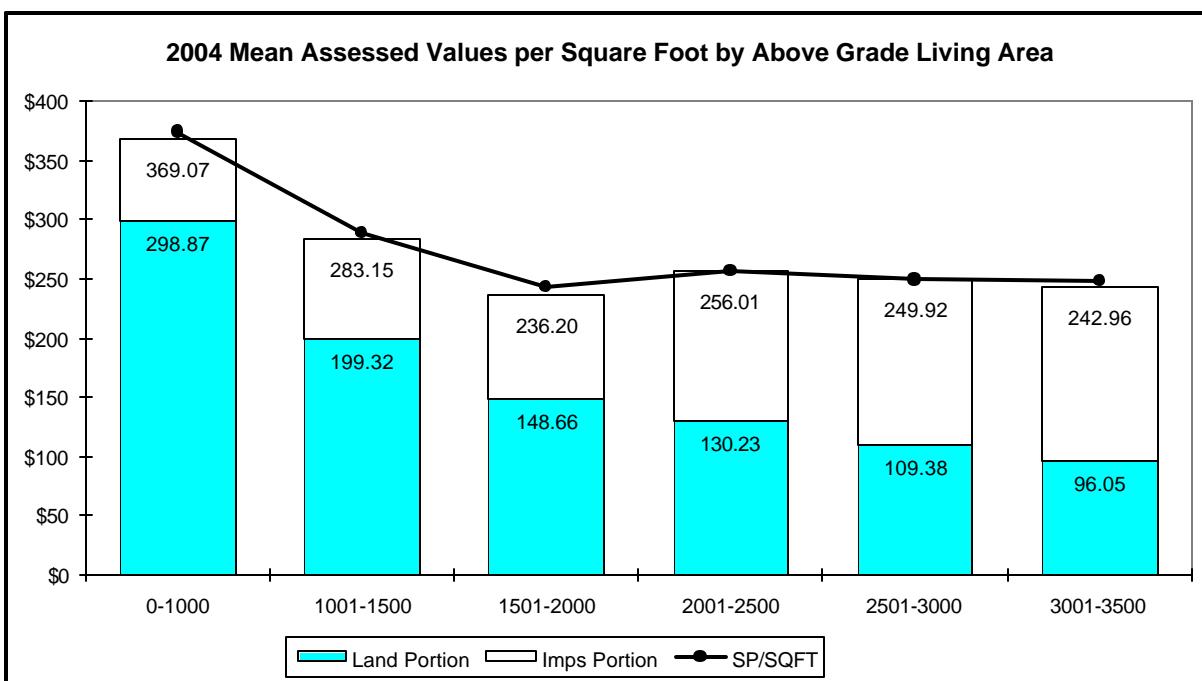
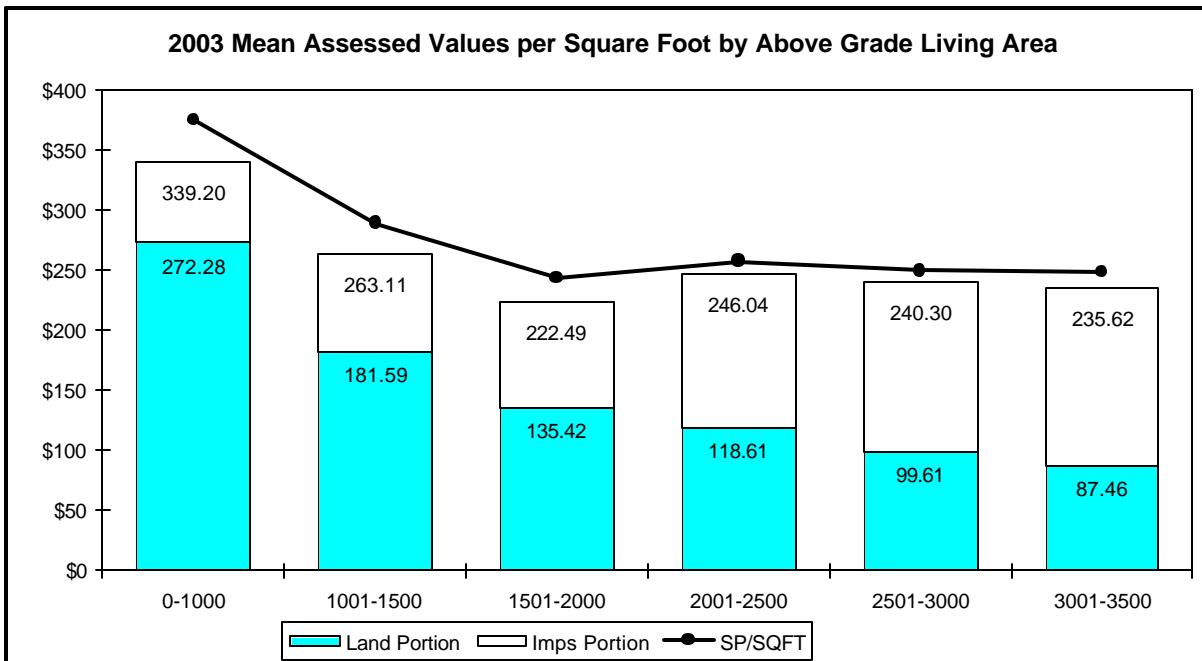
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2003 and 2004 Per Square Foot Values  
By Year Built or Year Renovated***



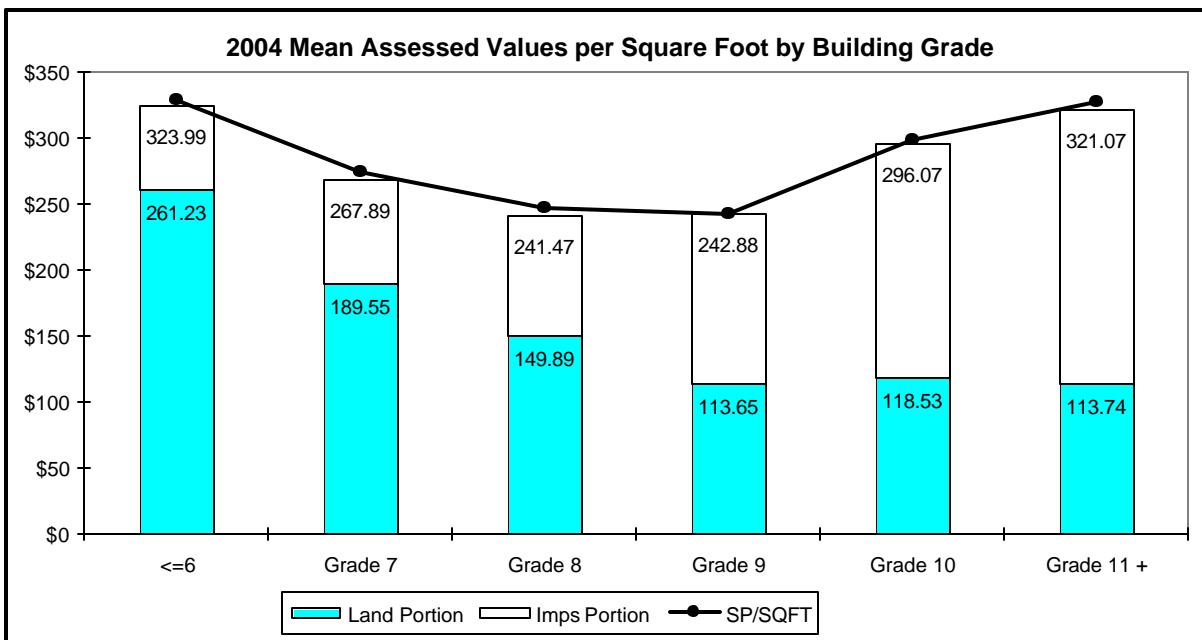
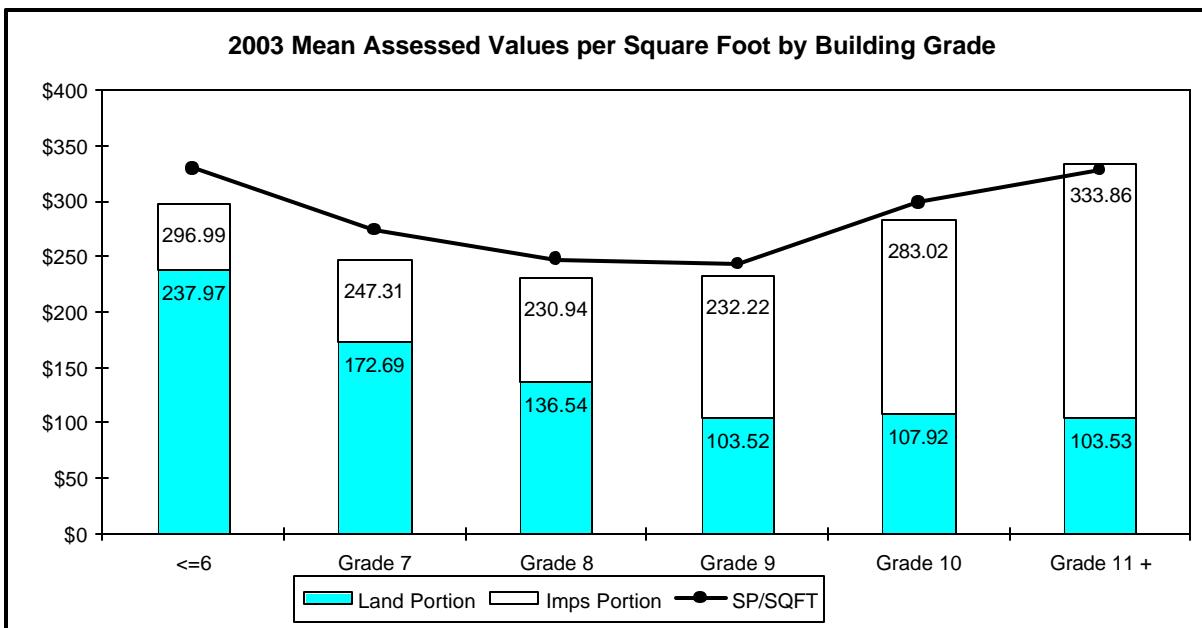
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values  
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

### ***Land update***

Based on the 20 usable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 10% increase in land assessments in the area for the 2004 Assessment Year. The formula is:

2004 Land Value = 2003 Land Value x 1.10, with the result rounded down to the next \$1,000.

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 595 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, building grade 6 or 7 homes in good or very good condition had lower average ratios (assessed value/sales price) than other properties, so the formula adjusts these properties upward. Similarly building grade homes greater than 10 had higher average ratios (assessed value/sales price) than other improvements so the formula adjusts these properties downward thus improving equalization.

The derived adjustment formula is:

$$2004 \text{ Total Value} = 2003 \text{ Total Value} / .9553031 - (0.06051257 \text{ if grade 6 or 7 good or very good condition}) + (0.08401091 \text{ if grade greater than 10})$$

The resulting total value is rounded down to the next \$1,000, *then:*

$$2004 \text{ Improvements Value} = 2004 \text{ Total Value} \text{ minus } 2004 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

Other: \*If multiple houses exist on a parcel, the model is applied to the principle building (2004 Total Value minus 2004 Land Value)

\*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.

\*If “accessory improvements only”, New Total Value = (2004 Land Value + Previous Improvement Value \* 1.00).

\*If vacant parcels (no improvement value) only the land adjustment applies.

\*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)

\*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.

\*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.

\*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).

\*If residential properties exist on commercially zoned land, there is no change from previous value. (2004 total value = 2003 total value)

### ***Mobile Home Update***

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued as follows:

$$2004 \text{ Total Value} = 2004 \text{ Land Value} + \text{Previous Improvement Value} * 1.00, \text{ with results rounded down to the next } \$1,000$$

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 74 Annual Update Model Adjustments

**2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

4.68%

<b>Grade 6,7 Good, V.Good Condition</b>	<b>Yes</b>
% Adjustment	7.08%
<b>Grade Greater than 10</b>	<b>Yes</b>
% Adjustment	-8.46%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, Grade 6 and 7 properties in Good or Very Good condition would receive a 11.76% upward adjustment (4.68% overall+ 7.08% Grade 6 or 7 in Good or Very Good Condition). There are 153 sales 1,258 in the population. 26% of the of the population would receive this adjustment.

Grades greater than 10 Would receive a 3.78% downward adjustment (4.68% overall - 8.46% Grade greater than 10) There are 15 sales 109 in the population. 2% of the population would receive this adjustment.

72% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

## Area 74 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 98.4

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
5	6	0.984	1.028	4.5%	0.897	1.159
6	66	0.901	0.986	9.4%	0.955	1.018
7	215	0.899	0.974	8.3%	0.957	0.991
8	137	0.931	0.974	4.6%	0.954	0.993
9	96	0.956	1.000	4.6%	0.976	1.024
10	60	0.951	0.995	4.6%	0.957	1.032
>=11	15	1.015	0.976	-3.8%	0.920	1.032
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<=1950	79	0.870	0.957	10.0%	0.928	0.986
1951-1960	61	0.894	0.967	8.2%	0.934	1.001
1961-1970	80	0.936	1.015	8.4%	0.987	1.043
1971-1980	89	0.928	0.976	5.2%	0.950	1.002
1981-1990	118	0.971	1.017	4.7%	0.997	1.037
1991-2000	100	0.957	0.992	3.7%	0.968	1.016
>2000	68	0.925	0.956	3.4%	0.926	0.985
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Fair	1	1.007	1.053	4.6%	N/A	N/A
Average	380	0.945	0.981	3.9%	0.969	0.993
Good	174	0.912	0.994	8.9%	0.974	1.013
Very Good	40	0.892	0.979	9.7%	0.932	1.026

## Area 74 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 98.4

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	321	0.919	0.982	6.9%	0.968	0.995
1.5	25	0.885	0.968	9.4%	0.913	1.022
2	248	0.950	0.988	4.0%	0.973	1.004
2.5	1	0.800	0.837	4.7%	N/A	N/A
Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<=1000	51	0.909	0.989	8.8%	0.953	1.025
1001-1500	212	0.910	0.979	7.5%	0.963	0.995
1501-2000	139	0.916	0.972	6.2%	0.951	0.993
2001-2500	63	0.957	0.996	4.0%	0.965	1.027
2501-3000	73	0.963	1.002	4.0%	0.973	1.032
3001-5000	57	0.950	0.978	3.0%	0.944	1.012
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Y	156	0.941	0.989	5.0%	0.968	1.010
N	439	0.929	0.982	5.7%	0.970	0.993
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	595	0.933	0.984	5.5%	0.974	0.994
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
2	137	0.940	0.984	4.7%	0.962	1.006
8	458	0.931	0.984	5.8%	0.973	0.995

## Area 74 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 98.4

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

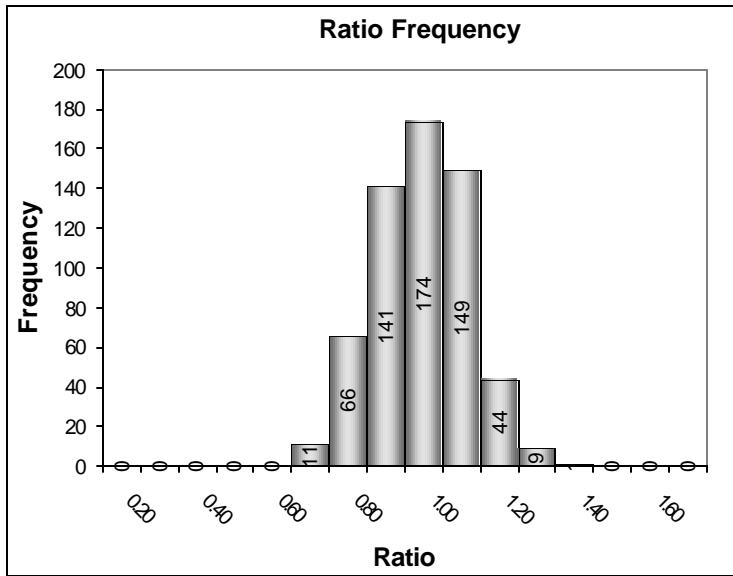
It is difficult to draw valid conclusions when the sales count is low.

Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<=5000	35	0.926	0.983	6.1%	0.943	1.023
05001-08000	211	0.916	0.970	5.9%	0.953	0.987
08001-12000	280	0.959	1.008	5.1%	0.994	1.023
12001-16000	49	0.908	0.949	4.6%	0.915	0.984
16001-30000	19	0.850	0.909	6.9%	0.858	0.960
30001-43559	1	0.880	0.920	4.5%	N/A	N/A
Grade 6,7 Good or Very Good Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Yes	153	0.880	0.982	11.6%	0.961	1.003
No	442	0.947	0.985	4.0%	0.973	0.996

# Annual Update Ratio Study Report (Before)

## 2003 Assessments

<b>District/Team:</b> NE/Team 3	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 7/6/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> 74	<b>Appr ID:</b> SLED	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	595		
<b>Mean Assessed Value</b>	448,400		
<b>Mean Sales Price</b>	480,500		
<b>Standard Deviation AV</b>	212,238		
<b>Standard Deviation SP</b>	230,217		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.942		
<b>Median Ratio</b>	0.939		
<b>Weighted Mean Ratio</b>	0.933		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.656		
<b>Highest ratio:</b>	1.309		
<b>Coefficient of Dispersion</b>	10.39%		
<b>Standard Deviation</b>	0.120		
<b>Coefficient of Variation</b>	12.78%		
<b>Price Related Differential (PRD)</b>	1.009		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.927		
Upper limit	0.951		
<b>95% Confidence: Mean</b>			
Lower limit	0.932		
Upper limit	0.952		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	4789		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.120		
<b>Recommended minimum:</b>	23		
<b>Actual sample size:</b>	595		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	305		
# ratios above mean:	290		
Z:	0.615		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



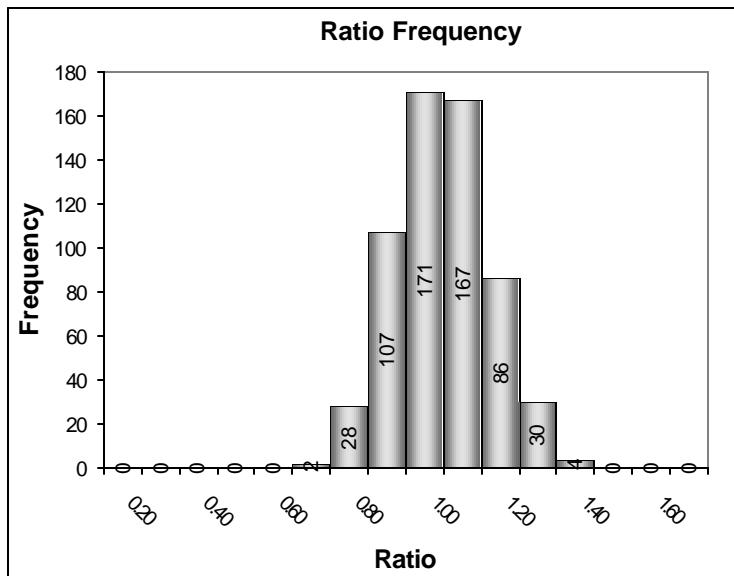
### COMMENTS:

1 to 3 Unit Residences throughout area 74

# Annual Update Ratio Study Report (After)

## 2004 Assessments

<b>District/Team:</b> NE/Team 3	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 7/6/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> 74	<b>Appr ID:</b> SLED	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	595		
<b>Mean Assessed Value</b>	472,900		
<b>Mean Sales Price</b>	480,500		
<b>Standard Deviation AV</b>	213,784		
<b>Standard Deviation SP</b>	230,217		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.999		
<b>Median Ratio</b>	0.998		
<b>Weighted Mean Ratio</b>	0.984		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.693		
<b>Highest ratio:</b>	1.369		
<b>Coefficient of Dispersion</b>	10.08%		
<b>Standard Deviation</b>	0.124		
<b>Coefficient of Variation</b>	12.39%		
<b>Price Related Differential (PRD)</b>	1.015		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.987		
Upper limit	1.015		
<b>95% Confidence: Mean</b>			
Lower limit	0.989		
Upper limit	1.009		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	4789		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.124		
<b>Recommended minimum:</b>	24		
<b>Actual sample size:</b>	595		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	298		
# ratios above mean:	297		
Z:	0.041		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 74

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	415180	0115	7/14/03	\$250,000	720	0	6	1942	4	4421	N	N	10232 NE 68TH PL
002	415180	0130	8/29/03	\$325,000	860	0	6	1942	4	4915	Y	N	10218 NE 68TH PL
002	415180	0225	7/28/03	\$299,990	880	0	6	1942	4	6385	N	N	6578 102ND AV NE
002	415180	0125	12/10/03	\$347,000	1010	0	6	1942	4	4570	N	N	10224 NE 68TH PL
002	415180	0415	4/22/02	\$310,000	1020	0	6	1942	4	6054	N	N	10242 NE 65TH ST
002	415180	0105	11/13/02	\$252,000	1150	0	6	1942	4	4650	Y	N	10244 NE 68TH PL
002	415180	0520	9/23/02	\$385,000	1160	0	6	1942	4	6790	Y	N	6702 NE 68TH ST
002	415180	0495	9/22/03	\$264,000	1180	0	6	1942	4	5980	Y	N	10309 NE 68TH ST
002	264950	0215	9/10/02	\$450,000	1240	0	6	1942	5	5250	Y	N	10238 NE 64TH ST
002	415180	0575	8/7/03	\$313,000	1420	0	6	1942	4	6209	N	N	6712 104TH AV NE
002	415180	0585	11/26/02	\$355,000	1670	0	6	1995	3	6288	Y	N	6700 104TH AV NE
002	415180	0150	9/4/03	\$335,000	1910	0	6	1942	5	7640	Y	N	6571 102ND AV NE
002	264950	0190	12/1/03	\$459,000	930	880	7	1954	4	5250	Y	N	10216 NE 64TH ST
002	172505	9242	5/22/02	\$292,000	1080	0	7	1967	4	10506	N	N	5020 114TH AV NE
002	243200	0080	5/17/02	\$315,000	1300	0	7	1957	3	9100	N	N	10630 NE 45TH ST
002	304170	0035	9/4/02	\$320,000	1330	430	7	1979	4	10350	Y	N	5906 114TH AV NE
002	410450	0190	8/28/03	\$565,000	1370	920	7	1995	3	11538	Y	N	4502 LAKE WASHINGTON BL NE
002	941390	0120	5/28/03	\$336,000	1380	0	7	1958	4	8000	N	N	4735 108TH AV NE
002	935390	0170	10/29/02	\$270,000	1380	0	7	1964	4	7500	N	N	10910 NE 59TH ST
002	172505	9159	4/23/03	\$525,000	1390	0	7	1956	4	27741	N	N	5048 112TH AV NE
002	123400	0245	4/25/02	\$439,000	1390	0	7	1987	4	17680	N	N	5529 108TH AV NE
002	206240	0040	7/24/03	\$463,000	1420	0	7	1958	4	12379	N	N	11307 NE 50TH PL
002	941360	0610	10/9/03	\$445,000	1460	1460	7	2004	3	8560	N	N	4705 110TH AV NE
002	415180	0161	9/4/03	\$450,000	1510	0	7	1983	3	5139	Y	N	6541 102ND AV NE
002	936720	0075	3/25/02	\$380,000	1540	0	7	1960	3	7500	Y	N	6020 111TH AV NE
002	410450	0145	12/12/03	\$575,000	1560	810	7	1960	4	19668	Y	N	4618 LAKE WASHINGTON BL NE
002	410050	0030	7/29/02	\$355,000	1570	0	7	1955	4	10645	Y	N	6402 105TH AV NE
002	788260	0292	4/17/02	\$525,000	1600	700	7	1968	4	15000	Y	N	6502 106TH AV NE
002	941360	0520	7/26/02	\$333,000	1630	0	7	1961	4	10355	N	N	4726 108TH AV NE
002	169290	0095	6/27/02	\$389,950	1630	0	7	1990	3	10046	N	N	6514 112TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
002	941360	0590	6/6/03	\$490,000	1660	0	7	1967	4	10648	N	N	4706 109TH PL NE	
002	936670	0085	12/15/03	\$450,000	1880	0	7	1976	4	10000	N	N	6020 111TH PL NE	
002	172505	9185	2/19/03	\$465,000	1880	0	7	1995	3	14195	N	N	5043 114TH AV NE	
002	941360	0580	5/5/03	\$370,000	1900	0	7	1966	4	8500	N	N	4701 109TH PL NE	
002	123400	0711	11/14/03	\$817,500	2670	890	7	1989	4	8832	Y	N	10325 NE 55TH ST	
002	410141	0050	9/3/02	\$311,000	1140	760	8	1975	3	8800	N	N	10628 NE 55TH ST	
002	410141	0070	2/20/02	\$349,000	1190	360	8	1975	4	8800	N	N	10612 NE 55TH ST	
002	755521	0180	4/24/03	\$439,000	1300	750	8	1976	4	7941	N	N	4231 105TH AV NE	
002	264950	0257	12/22/03	\$625,000	1340	550	8	1997	3	12000	Y	N	10301 NE 64TH ST	
002	941400	0100	5/27/03	\$473,500	1380	1180	8	1968	4	8900	Y	N	10521 NE 48TH PL	
002	330076	0080	9/22/03	\$375,000	1420	0	8	1984	3	7200	N	N	10925 NE 66TH PL	
002	254050	0020	3/10/03	\$410,000	1440	430	8	1976	4	8470	N	N	10510 NE 58TH ST	
002	254050	0090	5/10/02	\$400,000	1440	430	8	1977	4	8890	N	N	5911 105TH AV NE	
002	667890	0070	9/10/02	\$330,000	1440	800	8	1975	4	8689	N	N	11219 NE 61ST PL	
002	755521	0120	7/15/03	\$698,000	1450	750	8	1976	4	10488	Y	N	10502 NE 44TH ST	
002	268070	0170	3/7/03	\$374,900	1470	970	8	1976	3	8846	N	N	11237 NE 58TH PL	
002	330076	0020	12/30/03	\$395,000	1530	0	8	1984	3	6773	N	N	10918 NE 66TH PL	
002	254050	0160	7/17/03	\$476,000	1560	680	8	1977	4	7839	N	N	5906 105TH AV NE	
002	410101	0200	6/10/03	\$472,000	1560	1390	8	1977	3	8532	N	N	6026 104TH AV NE	
002	667890	0110	11/11/03	\$342,000	1560	260	8	1974	3	9670	Y	N	11313 NE 61ST PL	
002	666580	0260	4/17/03	\$593,000	1580	750	8	1966	4	11390	Y	N	6500 113TH AV NE	
002	254050	0130	4/16/03	\$345,000	1600	680	8	1977	5	8240	N	N	5901 105TH AV NE	
002	410100	0010	9/10/03	\$460,000	1610	670	8	1975	4	8510	N	N	6215 106TH AV NE	
002	082505	9308	4/24/03	\$340,000	1640	820	8	2004	3	11325	N	N	10916 NE 60TH ST	
002	755522	0050	6/6/03	\$443,000	1660	710	8	1976	4	8541	N	N	4422 109TH PL NE	
002	934890	0045	8/2/02	\$625,000	1680	1620	8	1980	4	12500	Y	N	11307 NE 65TH ST	
002	330076	0190	9/18/02	\$395,000	1680	880	8	1986	4	7200	N	N	10828 NE 64TH ST	
002	755521	0110	11/17/03	\$662,000	1690	810	8	1974	4	8762	Y	N	10504 NE 44TH ST	
002	330076	0270	2/11/02	\$437,000	1710	630	8	1985	3	7200	N	N	10925 NE 64TH ST	
002	941410	0040	4/17/02	\$695,000	1760	1580	8	1970	4	24949	Y	N	4611 105TH AV NE	
002	172505	9306	8/23/02	\$400,000	1760	710	8	1988	3	8632	N	N	11246 NE 58TH ST	

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
002	755520	0260	3/28/03	\$389,000	1760	940	8	1973	3	9265	N	N	4216 107TH PL NE	
002	755521	0040	8/13/03	\$440,000	1780	0	8	1974	4	7834	N	N	10640 NE 44TH ST	
002	410101	0050	4/26/02	\$460,000	1810	1370	8	1977	4	8500	Y	N	6202 105TH AV NE	
002	330076	0290	4/16/02	\$380,000	1820	0	8	1984	3	7220	N	N	11009 NE 64TH ST	
002	941360	0190	3/22/03	\$558,000	1860	790	8	1968	4	12658	N	N	4706 110TH AV NE	
002	410140	0040	7/2/02	\$494,950	1860	540	8	1974	3	9601	N	N	10607 NE 60TH LN	
002	941360	0110	12/10/02	\$545,000	1880	1670	8	1963	5	15000	N	N	11104 NE 48TH PL	
002	954420	0440	11/3/03	\$528,000	1990	0	8	1979	4	20780	N	N	4533 110TH AV NE	
002	330076	0200	9/19/02	\$399,950	2000	0	8	1985	4	6514	N	N	10824 NE 64TH ST	
002	410101	0090	8/21/03	\$579,950	2030	0	8	1977	4	8065	Y	N	6220 105TH AV NE	
002	246540	0260	12/12/03	\$950,000	2280	1030	8	1977	4	7200	Y	N	10235 NE 58TH ST	
002	755521	0300	6/24/03	\$479,000	2360	0	8	1975	4	10324	N	N	4311 106TH PL NE	
002	082505	9176	5/22/02	\$420,000	2390	850	8	1970	4	13503	N	N	6025 111TH AV NE	
002	755522	0160	8/10/02	\$434,000	2410	0	8	1976	4	8905	N	N	10909 NE 45TH ST	
002	980862	0150	8/14/03	\$535,000	2990	0	8	1977	4	8480	N	N	5124 107TH AV NE	
002	330076	0030	6/21/02	\$577,500	3010	0	8	1984	3	17475	N	N	10910 NE 66TH PL	
002	246540	0180	6/27/03	\$680,000	1300	1210	9	1995	3	6955	Y	N	5802 LAKEVIEW DR NE	
002	410101	0060	2/6/02	\$419,000	1670	930	9	1976	4	7800	Y	N	6210 105TH AV NE	
002	330076	0320	4/3/03	\$625,000	2040	1560	9	1987	3	7200	Y	N	6237 111TH AV NE	
002	935190	0350	11/13/02	\$495,000	2060	0	9	1987	3	10014	Y	N	6314 108TH AV NE	
002	980863	0050	4/18/03	\$540,000	2095	0	9	1979	4	2432	Y	N	5016 102ND LN NE	
002	980859	0110	12/15/03	\$410,000	2130	0	9	1986	3	9756	N	N	3880 113TH AV NE	
002	980861	0420	9/6/02	\$475,000	2170	650	9	1980	4	10416	N	N	3801 110TH PL NE	
002	980863	0090	8/6/03	\$525,000	2200	0	9	1979	4	2736	Y	N	4919 102ND LN NE	
002	980861	0240	2/12/02	\$542,500	2240	0	9	1980	3	11536	N	N	11109 NE 38TH PL	
002	980864	0170	11/21/03	\$410,000	2315	0	9	1981	4	3464	N	N	4425 102ND LN NE	
002	980864	0050	9/11/02	\$531,500	2340	0	9	1981	4	1958	Y	N	4605 102ND LN NE	
002	980863	0150	10/6/03	\$629,000	2370	1070	9	1979	4	1957	Y	N	4827 102ND LN NE	
002	980864	0090	5/13/02	\$450,000	2415	0	9	1981	4	2186	N	N	4517 102ND LN NE	
002	788260	0300	6/24/03	\$825,000	2450	1800	9	1989	3	20489	Y	N	6410 106TH AV NE	
002	980864	0140	7/3/03	\$555,000	2530	870	9	1981	4	2186	N	N	4503 102ND LN NE	

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
002	172505	9177	10/22/03	\$620,000	2590	0	9	1987	3	14400	N	N	5018 112TH AV NE	
002	980859	0420	10/20/03	\$505,000	2630	0	9	1986	3	10248	N	N	3877 113TH AV NE	
002	638001	0020	8/29/03	\$590,000	2700	0	9	1994	3	15927	N	N	10605 NE 53RD ST	
002	082505	9301	5/13/02	\$525,000	2730	0	9	1977	4	14375	Y	N	6016 108TH AV NE	
002	415180	0530	7/18/03	\$372,600	2780	0	9	2004	3	6837	Y	N	6707 104TH AV NE	
002	415180	0530	6/30/03	\$305,000	2780	0	9	2004	3	6837	Y	N	6707 104TH AV NE	
002	415180	0390	5/14/03	\$807,000	2850	830	9	2002	3	6108	Y	N	6519 103RD AV NE	
002	172505	9327	5/31/02	\$786,606	3220	0	9	2001	3	8508	Y	N	11103 NE 60TH ST	
002	980861	0010	7/2/03	\$795,000	3240	550	9	1986	3	10441	N	N	10905 NE 39TH PL	
002	415180	0425	7/31/03	\$747,490	3510	0	9	2003	3	6061	N	N	10230 NE 65TH ST	
002	123400	0708	5/29/02	\$740,000	3570	0	9	2002	3	12417	N	N	10627 NE 55TH ST	
002	980861	0150	7/28/03	\$578,000	3790	0	9	1980	3	13788	N	N	11102 NE 38TH PL	
002	189540	0050	10/14/03	\$1,600,000	1660	1390	10	2004	3	15779	Y	N	10311 NE 60TH ST	
002	172505	9300	9/19/03	\$663,000	1810	820	10	1988	3	9126	Y	N	10401 NE 52ND ST	
002	410450	0167	5/20/02	\$720,000	2030	600	10	1988	3	14470	Y	N	4548 LAKE WASHINGTON BL NE	
002	246540	0065	4/10/03	\$847,000	2110	750	10	1992	3	9825	Y	N	10203 NE 59TH ST	
002	172505	9305	12/11/02	\$514,000	2260	1220	10	1988	3	8529	Y	N	5811 114TH AV NE	
002	980859	0210	9/25/02	\$815,000	2290	1270	10	1986	3	11119	Y	N	3883 112TH AV NE	
002	172505	9318	5/22/02	\$500,000	2520	0	10	1997	4	8883	N	N	5902 110TH AV NE	
002	792325	0100	11/14/02	\$840,000	2660	0	10	1980	4	12575	Y	N	10304 NE 62ND ST	
002	415180	0190	11/4/02	\$649,375	2670	0	10	1998	3	5145	N	N	6507 102ND AV NE	
002	788260	0321	6/14/02	\$652,500	2750	1620	10	1983	4	10069	Y	N	6216 106TH AV NE	
002	082505	9332	2/20/03	\$741,000	2870	0	10	1996	3	8505	N	N	10206 NE 60TH ST	
002	189540	0010	4/23/02	\$1,150,000	2910	0	10	1998	3	12500	Y	N	10207 NE 60TH ST	
002	415180	0335	5/19/03	\$730,000	2920	750	10	1997	3	6016	Y	N	6705 103RD AV NE	
002	936670	0120	7/2/03	\$739,950	2970	0	10	2003	3	9080	N	N	11140 NE 60TH ST	
002	123400	0130	8/19/02	\$627,000	3020	0	10	2000	3	8885	N	N	5831 108TH AVE NE	
002	980861	0080	1/28/03	\$468,800	3120	0	10	1980	3	10287	N	N	10902 NE 39TH PL	
002	268070	0315	5/14/03	\$616,200	3160	0	10	1996	3	8641	N	N	5914 111TH PL NE	
002	172505	9182	11/11/03	\$734,000	3340	0	10	1996	3	10422	N	N	10640 NE 46TH ST	
002	172505	9015	7/10/03	\$1,590,000	3560	0	10	1995	3	10080	Y	N	10403 NE 60TH ST	

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
002	169240	0060	3/4/02	\$900,000	3560	0	10	2001	3	8526	N	N	11114 NE 65TH ST	
002	169240	0121	5/24/02	\$882,453	3570	0	10	2001	3	8527	N	N	11120 NE 65TH ST	
002	169240	0061	5/29/02	\$832,000	3630	0	10	2001	3	9124	N	N	11108 NE 65TH ST	
002	169240	0120	2/12/02	\$830,000	3630	0	10	2001	3	9126	N	N	11130 NE 65TH ST	
002	123400	0430	3/19/02	\$1,210,000	3660	0	10	1998	3	8554	Y	N	10415 NE 58TH ST	
002	638001	0030	1/28/02	\$745,000	3680	0	10	1989	3	11484	Y	N	10535 NE 53RD ST	
002	123400	0552	4/26/02	\$870,000	3820	0	10	2001	3	8000	Y	N	10603 NE 55TH ST	
002	980859	0250	7/16/02	\$794,000	2310	1370	11	1981	3	11719	Y	N	3821 112TH AV NE	
002	172505	9022	5/29/03	\$1,334,452	2540	1690	11	2002	3	11325	Y	N	10205 NE 60TH ST	
002	169240	0110	6/25/03	\$920,000	3900	0	11	2000	3	13426	N	N	6527 112TH AV NE	
002	169240	0115	11/14/02	\$875,000	3920	0	11	2000	3	14426	N	N	6515 112TH AV NE	
002	980859	0480	3/25/02	\$815,000	3950	0	11	1984	3	10775	N	N	3838 112TH AV NE	
002	169240	0065	1/6/03	\$965,000	4080	0	11	2001	3	11308	N	N	6514 111TH AV NE	
002	172505	9136	8/16/02	\$1,812,950	4510	0	12	1998	3	12873	Y	N	10428 NE 43RD ST	
008	388580	2040	9/20/02	\$199,950	520	0	5	1952	4	3150	N	N	1010 3RD ST W	
008	388580	5870	9/23/03	\$332,000	700	0	5	1949	3	7200	N	N	513 9TH AV	
008	388580	6890	1/28/03	\$250,000	1000	0	5	1912	5	5100	N	N	136 7TH AV	
008	124500	1975	4/9/02	\$264,950	1070	0	5	1918	4	7479	N	N	1345 6TH ST	
008	124550	0096	3/18/02	\$211,000	1090	0	5	1944	4	9411	N	N	9823 FORBES CREEK DR	
008	124550	0035	6/23/03	\$244,000	1270	0	5	1928	5	9000	N	N	2074 MARKET ST	
008	123940	0380	7/29/02	\$560,000	640	0	6	1962	3	20965	Y	N	7803 115TH PL NE	
008	395550	0030	3/14/03	\$220,450	670	0	6	1937	4	10530	N	N	11440 108TH AV NE	
008	390010	0080	4/15/03	\$315,000	670	0	6	1919	4	5100	N	N	241 6TH AV	
008	388580	5860	6/30/03	\$380,000	700	700	6	1949	4	7200	N	N	519 9TH AV	
008	388580	1755	6/17/03	\$410,000	710	0	6	1952	3	7200	Y	N	421 11TH AV W	
008	388580	5715	9/15/03	\$305,000	760	0	6	1952	4	7200	N	N	612 8TH AV	
008	124500	2945	11/19/02	\$352,000	760	0	6	1919	5	7408	N	N	1027 3RD ST	
008	388580	7090	5/28/03	\$325,000	820	620	6	1947	4	5500	N	N	330 7TH AV	
008	388580	1155	4/2/03	\$440,000	830	0	6	1939	4	7200	N	N	307 10TH AV W	
008	187500	0095	12/24/03	\$375,000	860	0	6	1952	4	4940	N	N	202 2ND ST S	
008	124500	3645	3/25/03	\$285,000	860	0	6	1952	3	6000	N	N	333 10TH AV	

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
008	123630	0310	6/26/03	\$274,500	860	860	6	1955	4	8925	N	N	9435 114TH AV NE	
008	187500	0090	3/18/03	\$276,000	860	0	6	1952	4	5130	N	N	208 2ND ST S	
008	085600	1120	8/6/03	\$370,000	870	0	6	1942	4	5400	N	N	708 16TH AV W	
008	388580	5055	4/24/03	\$332,000	870	0	6	1961	4	7200	N	N	340 9TH AV	
008	124500	2220	2/11/02	\$339,000	880	220	6	1919	5	10000	N	N	1332 3RD ST	
008	388580	5100	8/26/03	\$351,000	880	0	6	1915	4	10800	N	N	426 9TH AV	
008	124500	3690	6/24/02	\$320,250	900	420	6	1919	4	9600	N	N	221 10TH AV	
008	250550	0050	6/26/03	\$260,000	900	0	6	1971	3	9938	N	N	508 7TH ST S	
008	388580	6114	10/17/03	\$288,000	910	0	6	1972	3	7200	N	N	440 8TH AV	
008	388580	5961	5/16/03	\$325,000	920	420	6	1949	4	6000	N	N	803 6TH ST	
008	124500	3245	9/18/02	\$289,950	920	0	6	1918	3	11250	N	N	1037 5TH ST	
008	388580	5896	5/29/03	\$255,000	920	0	6	1949	3	6000	N	N	810 5TH ST	
008	388580	5815	4/21/03	\$250,000	920	0	6	1949	4	7800	N	N	821 6TH ST	
008	388690	3250	3/26/02	\$330,000	940	0	6	1940	4	9856	N	N	605 11TH AV	
008	322605	9161	12/17/03	\$300,000	970	0	6	1960	4	10453	N	N	11057 NE 116TH ST	
008	124500	0055	10/23/03	\$399,000	970	0	6	1915	5	12156	N	N	1904 MARKET ST	
008	124550	0265	11/19/02	\$268,500	980	0	6	1941	4	11000	N	N	2075 MARKET ST	
008	124500	3540	5/7/03	\$301,000	1010	1010	6	1962	3	7200	N	N	531 10TH AV	
008	388580	3605	7/28/03	\$395,000	1040	0	6	1937	4	8400	N	N	729 18TH AV W	
008	388580	5725	9/18/02	\$239,500	1070	0	6	1954	5	7200	N	N	622 8TH AV	
008	388580	3195	4/9/03	\$440,000	1080	0	6	1941	3	7200	N	N	608 14TH AV W	
008	430820	0170	7/19/03	\$413,000	1120	0	6	1942	3	7680	N	N	648 17TH AV W	
008	388580	2900	9/25/02	\$395,000	1120	0	6	1924	4	7312	N	N	428 14TH AV W	
008	124550	0817	5/1/02	\$445,000	1120	0	6	1940	5	10000	N	N	802 16TH AV W	
008	250550	0180	2/6/03	\$300,000	1130	0	6	1985	3	8252	N	N	691 7TH ST S	
008	172080	0130	2/16/02	\$395,000	1140	0	6	1927	4	6000	Y	N	712 3RD ST S	
008	124550	0626	3/5/02	\$270,000	1150	0	6	1955	3	6200	N	N	1839 7TH ST W	
008	085600	0250	6/17/03	\$445,000	1200	0	6	1937	5	5500	N	N	1120 6TH ST W	
008	388580	3185	3/20/03	\$435,000	1200	0	6	1943	3	7200	N	N	620 14TH AV W	
008	124550	0005	5/21/03	\$262,500	1220	0	6	1950	4	9459	Y	N	2086 MARKET ST	
008	124500	2170	7/9/03	\$279,000	1230	0	6	1977	3	7200	N	N	1331 6TH ST	

**Improved Sales Used in this Annual Update Analysis**  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
008	388580	6645	5/22/02	\$347,000	1270	0	6	1942	3	5222	Y	N	807 1ST ST	
008	123650	0030	9/11/03	\$281,468	1330	0	6	1986	3	8320	N	N	9427 116TH AV NE	
008	085600	0995	8/5/03	\$403,000	1350	0	6	1966	5	9600	N	N	705 17TH AV W	
008	085600	1025	10/29/03	\$379,950	1370	0	6	1949	5	9600	N	N	739 17TH AV W	
008	124500	1831	8/5/02	\$340,000	1400	0	6	1990	3	10000	N	N	518 15TH AV	
008	388580	6105	7/2/02	\$429,000	1430	0	6	1959	5	7200	N	N	436 8TH AV	
008	124500	3105	11/8/02	\$495,000	1460	420	6	1917	5	11800	N	N	338 10TH AV	
008	124500	3155	12/9/02	\$345,000	1480	0	6	1953	4	11190	N	N	1040 4TH ST	
008	663390	0070	7/25/02	\$246,950	1560	0	6	1930	4	3444	N	N	10460 NE 107TH PL	
008	124500	1037	2/11/02	\$308,950	1600	0	6	1966	3	7545	N	N	124 18TH PL	
008	388580	6950	6/21/02	\$425,000	1670	0	6	1926	5	5500	N	N	716 2ND ST	
008	123650	0020	11/4/03	\$265,000	1900	0	6	1967	3	9000	N	N	11421 NE 95TH ST	
008	123630	0307	6/19/03	\$296,000	850	850	7	1969	4	8800	N	N	11235 NE 95TH ST	
008	358480	0030	6/2/03	\$318,000	880	0	7	1961	4	6390	N	N	1210 5TH ST	
008	124500	3575	7/11/03	\$315,000	880	0	7	1961	4	9600	N	N	417 10TH AV	
008	124500	2335	7/18/03	\$305,000	880	0	7	1949	3	10000	N	N	1330 2ND ST	
008	407070	0645	6/21/02	\$425,000	890	0	7	1942	5	6150	N	N	210 3RD AV S	
008	124500	3007	6/7/02	\$259,000	910	0	7	1967	3	8240	N	N	313 13TH AV	
008	388580	6340	5/23/03	\$572,000	920	1000	7	1992	3	7200	Y	N	215 9TH AV	
008	388580	7300	4/8/02	\$250,000	930	0	7	1978	4	5500	N	N	705 6TH ST	
008	389310	0327	3/18/03	\$212,000	940	0	7	1967	3	8512	N	N	11209 NE 112TH ST	
008	124500	0584	10/11/02	\$235,600	940	0	7	1969	3	7900	N	N	526 19TH AV	
008	124500	1601	7/23/03	\$346,000	950	0	7	1954	4	6246	N	N	223 18TH AV	
008	124500	0587	9/2/03	\$285,000	950	0	7	1976	3	9600	N	N	544 19TH AV	
008	123630	0137	9/25/02	\$279,000	970	0	7	1964	3	7700	N	N	11515 NE 100TH ST	
008	123630	0137	5/30/02	\$239,250	970	0	7	1964	3	7700	N	N	11515 NE 100TH ST	
008	124550	0638	11/12/02	\$280,000	980	0	7	1968	3	7819	N	N	718 19TH LN W	
008	124500	0798	7/8/02	\$277,500	990	0	7	1968	3	7500	N	N	1817 4TH ST	
008	390100	0130	1/18/02	\$240,000	1010	0	7	1986	3	9100	N	N	11123 NE 111TH PL	
008	124710	0052	3/14/02	\$260,000	1010	25	7	1978	3	8400	Y	N	11407 NE 90TH ST	
008	388580	0605	10/23/03	\$885,000	1020	60	7	1938	4	4433	Y	N	338 WAVERLY WY	

**Improved Sales Used in this Annual Update Analysis**  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
008	417300	0020	8/7/02	\$240,000	1020	0	7	1975	3	6205	N	N	11458 110TH AV NE	
008	389310	0328	8/4/03	\$294,800	1030	0	7	1967	4	8512	N	N	11395 NE 112TH ST	
008	389310	0325	5/1/03	\$248,950	1040	0	7	1968	4	8512	N	N	11223 NE 112TH ST	
008	124550	0515	2/12/03	\$479,000	1050	130	7	1950	4	10099	N	N	1819 9TH ST W	
008	123650	0010	9/3/03	\$305,000	1050	0	7	1956	3	6600	N	N	9509 116TH AV NE	
008	388690	2455	8/1/03	\$262,000	1050	0	7	1961	3	10200	N	N	11225 NE 91ST ST	
008	202060	0050	8/4/03	\$351,000	1060	500	7	1981	4	11018	N	N	833 8TH AV S	
008	390100	0030	8/25/03	\$264,200	1060	0	7	1986	3	10390	N	N	11119 NE 112TH ST	
008	889100	0080	8/1/02	\$339,000	1060	1060	7	1962	4	10201	N	N	343 11TH PL	
008	124500	0775	8/22/03	\$329,950	1080	500	7	1940	3	7262	N	N	1810 3RD ST	
008	388580	1970	3/4/03	\$459,000	1080	180	7	1942	4	4800	Y	N	1014 4TH ST W	
008	388580	5386	5/29/02	\$260,000	1080	350	7	1961	3	6600	N	N	924 6TH ST	
008	227360	0600	7/31/03	\$250,000	1090	0	7	1986	3	10355	N	N	9810 117TH PL NE	
008	124500	0405	5/22/02	\$384,000	1090	0	7	1955	4	17025	N	N	1926 3RD ST	
008	085600	1640	8/9/02	\$425,000	1100	820	7	1968	4	6111	N	N	1839 1ST ST	
008	123570	0010	6/25/02	\$315,000	1100	550	7	1974	4	9100	N	N	10919 NE 112TH ST	
008	187500	0150	4/30/03	\$370,000	1100	0	7	1954	3	6880	N	N	200 2ND PL S	
008	388580	2500	7/8/02	\$578,000	1100	660	7	1954	5	9600	Y	N	1323 5TH ST W	
008	741950	0070	4/22/02	\$330,000	1100	680	7	1968	4	8400	N	N	11110 NE 100TH ST	
008	376440	0030	8/11/03	\$389,950	1100	740	7	1982	3	9765	Y	N	10327 112TH CT NE	
008	124500	2248	3/20/03	\$315,000	1100	580	7	1967	4	6675	N	N	302 13TH AV	
008	250550	0035	4/18/03	\$315,000	1110	0	7	1947	4	8673	N	N	700 7TH ST S	
008	250550	0035	1/23/02	\$275,000	1110	0	7	1947	4	8673	N	N	700 7TH ST S	
008	124500	1555	1/9/02	\$320,100	1110	1070	7	1961	4	8650	Y	N	200 15TH PL	
008	388580	0050	4/12/03	\$590,000	1113	520	7	1969	5	5500	Y	N	213 5TH AV W	
008	085600	1085	7/18/03	\$552,000	1120	690	7	1941	5	8400	N	N	724 16TH AV W	
008	124500	3255	6/14/02	\$320,000	1120	0	7	1977	3	12500	N	N	1043 5TH ST	
008	388580	5350	12/18/03	\$290,000	1120	0	7	1961	3	7200	N	N	625 10TH AV	
008	123630	0358	6/18/03	\$254,950	1120	740	7	1960	3	10625	N	N	9424 114TH AV NE	
008	417300	0080	8/1/03	\$295,000	1130	580	7	1974	4	10400	N	N	11404 110TH AV NE	
008	124500	0986	11/14/03	\$359,950	1130	590	7	1978	4	12250	N	N	1829 2ND ST	

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	124500	1295	7/24/03	\$404,000	1130	850	7	1947	4	7005	Y	N	141 18TH AV
008	388580	0520	10/25/02	\$575,000	1130	0	7	1966	5	6870	Y	N	222 5TH AV W
008	124500	0739	9/25/03	\$310,000	1130	1110	7	1966	3	7700	N	N	323 19TH AV
008	227360	0270	3/25/02	\$245,000	1130	0	7	1984	3	8658	N	N	11620 NE 97TH ST
008	321154	0110	9/4/03	\$292,000	1140	300	7	1983	3	8300	N	N	11425 112TH PL NE
008	227360	0350	9/17/02	\$295,000	1140	0	7	1983	4	8754	N	N	9607 117TH PL NE
008	303900	0010	3/25/02	\$245,999	1140	0	7	1982	3	8558	N	N	10725 NE 114TH PL
008	124500	1296	7/2/03	\$310,000	1150	0	7	1957	3	7010	N	N	137 18TH AV
008	375950	0045	12/11/03	\$265,000	1150	0	7	1950	5	8580	N	N	10417 NE 112TH ST
008	227360	0310	1/13/03	\$292,000	1150	380	7	1984	3	8625	N	N	11609 NE 97TH ST
008	085600	0610	6/11/03	\$499,000	1150	0	7	1923	4	7200	Y	N	620 13TH AV W
008	227360	0250	5/24/02	\$279,950	1150	380	7	1983	3	8530	N	N	9703 117TH PL NE
008	375890	0311	6/28/03	\$225,000	1150	0	7	1959	3	10750	N	N	10829 104TH AV NE
008	388690	4140	10/1/02	\$252,000	1150	0	7	1967	3	9600	N	N	11424 NE 92ND ST
008	124500	1610	10/5/02	\$315,000	1160	0	7	1960	4	9035	N	N	317 18TH AV
008	521200	0020	1/10/02	\$220,000	1160	750	7	1977	3	11356	N	N	11143 106TH AV NE
008	375610	0170	9/18/02	\$359,950	1170	620	7	1962	4	10000	N	N	10152 NE 112TH PL
008	124500	3135	4/18/02	\$301,000	1170	0	7	1916	4	9300	N	N	1229 5TH ST
008	374000	0090	10/9/02	\$305,000	1200	0	7	1968	3	6593	N	N	1513 3RD PL
008	395550	0020	4/10/02	\$250,000	1200	580	7	1960	3	10530	N	N	11450 108TH AV NE
008	322605	9082	3/14/02	\$240,000	1220	0	7	1949	4	10183	N	N	10619 NE 116TH ST
008	386380	0050	4/1/02	\$349,950	1220	0	7	1969	5	7875	N	N	1922 4TH PL
008	227360	0210	8/27/03	\$283,000	1230	0	7	1983	3	8540	N	N	9817 117TH PL NE
008	124500	3231	10/13/03	\$430,000	1240	380	7	1915	4	13360	N	N	444 10TH AV
008	238760	0020	11/25/03	\$355,000	1240	620	7	1962	3	10749	N	N	10846 101ST AV NE
008	206300	0040	6/25/02	\$337,000	1240	570	7	1971	3	12150	N	N	10222 111TH AV NE
008	124500	1833	3/12/03	\$350,000	1240	570	7	1979	4	10000	N	N	512 15TH AV
008	322605	9090	8/26/03	\$249,950	1240	0	7	1959	3	15572	N	N	11318 106TH AV NE
008	124500	0150	12/22/02	\$342,000	1250	0	7	1961	4	9000	N	N	1942 1ST ST
008	123630	0353	9/9/02	\$290,000	1250	0	7	1959	3	9800	N	N	11420 NE 94TH ST
008	227360	0040	11/19/03	\$269,500	1250	0	7	1983	3	9094	N	N	9819 116TH PL NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
008	124550	0627	5/13/02	\$445,000	1260	0	7	1955	4	6800	N	N	1933 7TH ST W	
008	123850	0975	8/18/03	\$375,000	1260	600	7	1980	3	10080	N	N	9600 116TH AV NE	
008	664200	0250	5/22/03	\$345,000	1260	0	7	1963	4	6325	N	N	11407 NE 103RD PL	
008	388580	7125	2/14/03	\$318,000	1260	0	7	1953	4	5500	N	N	429 8TH AV	
008	322605	9104	4/15/02	\$299,000	1260	530	7	1979	4	14810	N	N	11230 NE 112TH ST	
008	388580	0565	12/17/02	\$750,000	1260	1260	7	1957	3	6870	Y	N	315 7TH AV W	
008	124500	0850	4/15/03	\$530,000	1270	1010	7	1969	5	9500	Y	N	1824 2ND ST	
008	388580	7050	3/25/03	\$377,000	1280	290	7	1918	5	5500	Y	N	301 8TH AV	
008	124500	0586	11/17/03	\$305,000	1280	0	7	1976	3	9200	N	N	538 19TH AV	
008	227360	0570	2/21/03	\$246,000	1280	0	7	1984	3	9121	N	N	11704 NE 98TH ST	
008	388580	6005	3/20/03	\$333,000	1280	600	7	1977	3	7200	N	N	429 9TH AV	
008	521200	0130	3/24/03	\$263,500	1290	0	7	1976	4	11475	N	N	11138 106TH AV NE	
008	417300	0060	11/18/02	\$253,000	1300	0	7	1974	3	8625	N	N	11420 110TH AV NE	
008	123850	1120	6/16/03	\$265,500	1300	0	7	1977	3	9583	N	N	11624 NE 92ND ST	
008	124500	3160	2/18/02	\$327,900	1300	400	7	1920	4	11250	N	N	1036 4TH ST	
008	322605	9079	4/26/02	\$238,700	1300	0	7	1955	3	12432	N	N	11236 108TH AV NE	
008	259101	0300	5/16/02	\$227,000	1310	0	7	1982	3	2489	N	N	11803 NE 105TH CT	
008	174170	0020	8/27/03	\$300,000	1310	0	7	1951	2	7701	N	N	540 1ST AV S	
008	388580	2970	7/23/03	\$425,000	1310	500	7	1960	4	7200	Y	N	535 16TH AV W	
008	123510	0403	4/29/03	\$375,000	1310	1120	7	1987	3	13484	N	N	1526 KIRKLAND AV	
008	375610	0280	5/22/02	\$215,500	1310	0	7	1965	3	9788	N	N	10103 NE 112TH PL	
008	388580	0860	10/29/02	\$690,000	1320	0	7	1996	3	5725	Y	N	306 7TH AV W	
008	358480	0150	3/24/03	\$350,000	1320	0	7	1961	4	6030	N	N	1211 6TH ST	
008	124500	1276	7/3/03	\$579,000	1320	700	7	1961	5	9180	Y	N	1621 2ND ST	
008	123630	0196	7/9/02	\$423,500	1320	430	7	1963	4	13930	Y	N	11238 NE 95TH ST	
008	124500	0915	7/8/03	\$343,000	1320	0	7	1969	5	7200	N	N	1831 3RD ST	
008	250550	0015	3/7/02	\$295,000	1320	0	7	1961	4	8281	N	N	792 7TH ST S	
008	398270	3445	3/28/03	\$334,000	1330	0	7	1955	3	8100	N	N	653 12TH AV	
008	398270	3445	11/21/03	\$317,500	1330	0	7	1955	3	8100	N	N	653 12TH AV	
008	322605	9152	4/23/03	\$289,000	1330	650	7	1978	4	10890	N	N	11422 NE 112TH ST	
008	175020	0120	8/30/02	\$310,000	1340	640	7	1981	3	9085	N	N	11418 113TH PL NE	

**Improved Sales Used in this Annual Update Analysis**  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
008	111250	0070	6/18/02	\$387,500	1350	0	7	1965	4	6844	N	N	1304 5TH ST	
008	259101	0150	8/2/02	\$213,000	1350	0	7	1986	3	2653	N	N	11817 NE 105TH LN	
008	174170	0005	11/12/03	\$440,000	1360	0	7	1951	4	7962	N	N	545 KIRKLAND AV	
008	123850	1117	11/5/03	\$250,000	1360	0	7	1976	3	10652	N	N	11642 NE 92ND ST	
008	388580	2385	9/24/03	\$410,000	1360	0	7	1947	3	7200	N	N	541 13TH AV W	
008	322605	9138	9/22/03	\$265,000	1360	0	7	1967	4	10890	N	N	10908 NE 112TH ST	
008	123650	0021	6/25/02	\$242,950	1360	0	7	1967	3	11175	N	N	9445 116TH AV NE	
008	174170	0035	6/21/02	\$379,500	1370	0	7	1951	4	7700	N	N	537 1ST AV S	
008	259101	0140	10/15/03	\$223,000	1370	0	7	1986	3	8889	N	N	11815 NE 105TH LN	
008	259101	0170	10/10/02	\$205,000	1370	0	7	1986	3	4035	N	N	11828 NE 105TH CT	
008	388580	4895	6/5/03	\$370,000	1390	0	7	1941	4	6000	N	N	912 2ND ST	
008	388580	2950	8/20/03	\$481,000	1390	1110	7	1958	3	7200	N	N	531 16TH AV W	
008	375610	0295	12/8/03	\$545,000	1390	1180	7	1962	5	11392	Y	N	11211 101ST AV NE	
008	542100	0040	10/23/03	\$325,000	1390	1380	7	1964	3	13950	N	N	10807 NE 111TH PL	
008	389310	0319	12/19/03	\$260,000	1390	0	7	1966	4	11700	N	N	11201 NE 112TH ST	
008	123940	0701	12/9/02	\$505,500	1400	1400	7	1955	3	17696	Y	N	1120 ALEXANDER AV	
008	388580	1125	9/11/03	\$525,000	1420	0	7	1960	4	5603	N	N	234 8TH AV W	
008	664200	0090	8/13/02	\$344,500	1420	0	7	1963	4	10150	N	N	11502 NE 100TH ST	
008	388580	1540	3/24/03	\$775,000	1450	0	7	1941	4	7378	Y	N	919 6TH ST W	
008	227360	0580	7/24/03	\$230,000	1450	0	7	1983	3	8823	N	N	9802 117TH PL NE	
008	375950	0018	11/7/03	\$337,500	1470	0	7	1955	4	8646	N	N	10425 NE 112TH ST	
008	148980	0070	9/16/03	\$421,000	1470	0	7	1983	3	5316	N	N	603 11TH AV	
008	389310	0841	11/4/03	\$485,000	1470	0	7	1926	4	25200	N	N	11030 116TH AV NE	
008	080200	0150	12/30/02	\$295,000	1480	1040	7	1962	3	9500	N	N	11212 115TH PL NE	
008	386380	0040	3/25/02	\$310,000	1480	0	7	1968	4	6825	N	N	1918 4TH PL	
008	521200	0010	11/13/03	\$299,000	1500	0	7	1962	3	11355	N	N	11159 106TH AV NE	
008	388580	3045	8/5/02	\$434,000	1500	0	7	1958	4	6960	Y	N	518 14TH AV W	
008	123570	0057	2/27/03	\$425,000	1510	1460	7	1962	3	41745	N	N	10848 NE 108TH ST	
008	080200	0160	8/15/02	\$319,000	1530	0	7	1962	4	10000	N	N	11504 NE 112TH PL	
008	124550	0826	9/16/03	\$405,000	1530	0	7	1952	3	13000	N	N	1704 8TH ST W	
008	206300	0090	4/15/03	\$512,000	1550	360	7	1995	3	11070	N	N	11208 NE 103RD PL	

**Improved Sales Used in this Annual Update Analysis**  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
008	375610	0285	12/27/02	\$375,000	1550	960	7	1958	4	15604	Y	N	11203 101ST AV NE	
008	123570	0042	8/1/03	\$346,000	1550	0	7	1999	3	8855	N	N	11004 NE 108TH ST	
008	664200	0240	6/5/03	\$317,000	1570	0	7	1963	4	6250	N	N	11408 NE 103RD PL	
008	663390	0160	9/4/03	\$308,500	1590	0	7	1991	3	3354	N	N	10619 107TH PL NE	
008	322605	9111	8/20/02	\$297,000	1590	0	7	1998	3	8628	N	N	11529 111TH PL NE	
008	388580	2120	5/31/02	\$408,700	1600	0	7	1951	4	8048	N	N	1235 MARKET ST	
008	080200	0020	7/10/02	\$286,000	1610	1570	7	1962	3	10000	N	N	11211 115TH PL NE	
008	123850	0977	2/18/03	\$237,500	1610	0	7	1961	4	6500	N	N	9620 116TH AV NE	
008	388580	0460	9/23/02	\$500,000	1610	0	7	1940	3	5725	Y	N	217 7TH AV W	
008	124500	0814	7/2/03	\$360,000	1620	0	7	1960	4	7370	N	N	1833 4TH ST	
008	250550	0071	9/18/02	\$400,000	1620	0	7	1983	4	8612	Y	N	619 8TH ST S	
008	322605	9102	7/15/03	\$310,000	1620	0	7	1997	3	12023	N	N	10609 NE 116TH ST	
008	322605	9072	11/3/03	\$325,000	1630	0	7	1958	3	19845	N	N	11337 106TH AV NE	
008	124550	0795	4/14/03	\$545,000	1630	0	7	1951	4	12000	Y	N	1610 10TH ST W	
008	664200	0020	4/5/02	\$250,000	1630	0	7	1963	4	10800	N	N	10301 116TH AV NE	
008	085600	1515	6/12/03	\$370,000	1650	0	7	1981	3	3073	N	N	630 18TH AV W	
008	388580	5450	3/4/02	\$288,000	1670	0	7	1965	4	7200	N	N	630 9TH AV	
008	259101	0090	3/26/02	\$270,000	1680	0	7	1982	3	6100	N	N	11719 NE 105TH LN	
008	321154	0030	10/23/02	\$292,500	1680	0	7	1983	3	8499	N	N	11514 112TH AV NE	
008	388580	0805	3/15/02	\$605,000	1680	620	7	1965	4	5725	Y	N	331 8TH AV W	
008	417300	0170	6/13/02	\$297,500	1700	0	7	1974	3	9100	N	N	11451 110TH AV NE	
008	206300	0110	6/15/02	\$300,000	1700	0	7	1972	3	9750	N	N	11214 NE 103RD PL	
008	419170	0020	1/7/03	\$234,000	1700	0	7	1965	3	12450	N	N	11049 111TH AV NE	
008	124500	3590	3/26/03	\$429,900	1710	0	7	1978	3	10800	N	N	435 10TH AV	
008	124500	2109	11/19/03	\$382,000	1710	0	7	1988	3	6846	N	N	522 13TH AV	
008	321154	0170	10/20/03	\$287,000	1720	0	7	1983	3	8477	N	N	11527 112TH PL NE	
008	322605	9162	5/21/02	\$287,000	1720	0	7	1994	3	8500	N	N	11462 109TH AV NE	
008	663390	0020	5/14/02	\$306,500	1740	0	7	1991	3	5956	N	N	10708 107TH PL NE	
008	124550	0825	12/18/03	\$630,000	1750	0	7	1985	4	15600	N	N	803 18TH AV W	
008	321154	0120	7/9/02	\$299,950	1770	0	7	1982	3	8495	N	N	11427 112TH PL NE	
008	664200	0170	3/13/02	\$264,000	1780	0	7	1963	4	12060	N	N	10204 114TH PL NE	

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
008	389610	0155	6/18/03	\$1,150,000	1820	0	7	1930	5	21000	Y	N	1931 10TH PL W	
008	375610	0250	2/19/03	\$359,500	1820	1820	7	1957	4	10334	N	N	10153 NE 112TH PL	
008	388580	3590	1/13/03	\$372,500	1840	0	7	1939	5	9000	N	N	715 18TH AV W	
008	144300	0020	4/4/02	\$290,000	1850	0	7	1963	3	11050	N	N	11245 110TH AV NE	
008	321154	0060	2/21/03	\$286,000	1850	0	7	1983	3	8500	N	N	11426 112TH PL NE	
008	124500	1520	11/8/02	\$365,000	1860	0	7	1950	3	8083	N	N	1500 2ND ST	
008	389310	0815	1/4/02	\$499,000	1870	0	7	1951	5	14444	N	N	11409 NE 112TH ST	
008	124500	1548	6/18/02	\$399,000	1870	0	7	1999	3	10200	N	N	1529 3RD ST	
008	124500	3195	2/28/03	\$450,000	1890	0	7	1915	4	8182	N	N	402 10TH AV	
008	388580	7916	5/21/02	\$360,000	1890	0	7	1986	4	5500	Y	N	620 2ND ST	
008	395550	0080	12/5/02	\$285,000	1920	540	7	1961	4	10530	N	N	11404 108TH AV NE	
008	124500	3145	10/18/02	\$439,000	1930	470	7	1928	4	11165	N	N	1052 4TH ST	
008	663390	0130	10/22/03	\$329,950	1930	0	7	1991	3	3600	N	N	10605 NE 107TH PL	
008	388580	0955	8/21/03	\$620,000	1990	500	7	1930	5	5725	N	N	224 7TH AV W	
008	375590	0040	7/14/03	\$364,000	2080	0	7	1954	3	13968	N	N	10420 NE 113TH PL	
008	085600	0275	3/19/02	\$625,000	2480	0	7	1996	3	7200	N	N	538 11TH AV W	
008	388580	4830	11/1/02	\$700,000	2540	0	7	1910	5	6349	Y	N	902 1ST ST	
008	388580	1355	6/21/02	\$672,500	2940	0	7	1978	3	7200	Y	N	433 10TH AV W	
008	259102	0280	6/5/02	\$262,000	1110	310	8	1987	3	6075	N	N	11849 NE 105TH LN	
008	123940	0575	4/8/03	\$447,000	1120	1080	8	1988	3	13527	Y	N	7630 115TH PL NE	
008	259102	0030	7/28/03	\$317,000	1140	330	8	1987	3	5491	N	N	10627 117TH PL NE	
008	259102	0140	1/2/03	\$268,000	1150	310	8	1988	3	4961	N	N	10640 118TH PL NE	
008	124500	0060	5/14/02	\$323,500	1190	530	8	1979	4	7200	N	N	10 19TH AV	
008	388580	4520	8/5/03	\$480,000	1200	140	8	1958	3	6349	Y	N	1112 1ST ST	
008	123510	0271	10/2/03	\$374,950	1240	0	8	1936	5	8532	N	N	1222 KIRKLAND AV	
008	123940	0333	2/1/02	\$350,000	1240	0	8	1979	3	13297	N	N	7832 115TH PL NE	
008	390231	0110	10/6/03	\$390,000	1250	940	8	1980	3	8050	N	N	11629 NE 100TH PL	
008	390231	0050	4/22/02	\$301,000	1250	940	8	1980	3	8690	N	N	10028 117TH PL NE	
008	123630	0005	5/6/03	\$475,000	1260	280	8	1928	5	12400	Y	N	9739 112TH AV NE	
008	184265	0080	5/30/03	\$446,000	1280	840	8	1977	3	13114	N	N	1921 5TH PL	
008	184265	0250	3/17/03	\$375,000	1280	930	8	1977	3	22000	N	N	504 19TH PL	

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	184265	0180	10/24/02	\$317,000	1380	480	8	1977	3	6175	N	N	555 19TH PL
008	390231	0180	2/13/02	\$281,000	1390	1020	8	1980	3	8880	N	N	11713 NE 101ST PL
008	147270	0070	6/10/03	\$405,000	1400	640	8	1987	3	8815	N	N	11337 NE 104TH ST
008	155460	0060	2/20/03	\$312,300	1400	620	8	1988	3	8503	N	N	11318 117TH PL NE
008	123630	0254	11/18/02	\$370,000	1410	600	8	1979	3	13440	N	N	11200 NE 95TH ST
008	390231	0120	1/20/03	\$415,000	1420	1050	8	1980	3	7100	N	N	11628 NE 100TH PL
008	390231	0250	5/19/03	\$365,000	1420	1050	8	1980	3	7125	N	N	11632 NE 101ST PL
008	388580	1285	2/19/02	\$450,000	1430	800	8	1955	5	7200	Y	N	310 8TH AV W
008	390231	0240	7/15/03	\$357,000	1450	650	8	1980	3	8000	N	N	11626 NE 101ST PL
008	388580	4960	3/10/03	\$529,000	1460	0	8	2001	3	7200	N	N	230 9TH AV
008	147270	0230	10/16/02	\$368,000	1460	750	8	1987	3	8858	N	N	10530 115TH PL NE
008	375890	0010	7/25/02	\$560,000	1470	900	8	1959	5	10748	Y	N	11026 100TH AV NE
008	124500	2269	5/6/02	\$418,200	1470	1100	8	1988	3	9572	N	N	345 13TH AV
008	681630	0050	4/29/03	\$244,000	1480	0	8	1987	3	1848	N	N	11419 NE 115TH CT
008	681630	0200	8/21/03	\$241,045	1480	0	8	1988	3	1848	N	N	11406 115TH LN NE
008	681630	0020	6/10/02	\$236,950	1480	0	8	1987	3	1739	N	N	11426 NE 115TH CT
008	681630	0260	11/26/02	\$236,000	1480	0	8	1987	3	1848	N	N	11518 NE 114TH CT
008	681630	0170	8/7/02	\$232,000	1480	0	8	1987	3	1848	N	N	11403 115TH LN NE
008	376450	0290	3/6/03	\$399,000	1500	0	8	1995	3	8524	Y	N	10518 111TH AV NE
008	376450	0300	5/27/03	\$395,000	1500	0	8	1995	3	12848	Y	N	10526 111TH AV NE
008	124500	0868	4/23/02	\$385,000	1510	0	8	1954	3	10560	N	N	222 18TH AV
008	388580	1265	12/11/02	\$583,000	1530	850	8	1968	4	7200	Y	N	318 8TH AV W
008	259102	0190	3/18/02	\$275,000	1540	0	8	1988	3	5883	N	N	10538 118TH PL NE
008	610880	0060	8/13/03	\$380,000	1580	0	8	1985	3	9335	N	N	1515 7TH ST
008	123630	0065	2/25/03	\$422,000	1590	0	8	1982	3	12522	N	N	9531 112TH AV NE
008	124500	1666	6/17/02	\$340,975	1590	0	8	1988	3	9375	N	N	1512 3RD ST
008	375890	0306	5/5/03	\$320,000	1610	1300	8	1962	3	10751	N	N	10823 104TH AV NE
008	374000	0020	4/24/03	\$353,000	1620	0	8	1978	3	5983	N	N	1508 3RD PL
008	610880	0050	1/23/03	\$376,000	1620	410	8	1985	3	11235	N	N	1519 7TH ST
008	259102	0060	11/26/03	\$395,000	1660	0	8	1988	3	6788	N	N	11700 NE 107TH PL
008	259102	0110	6/25/02	\$279,000	1660	0	8	1987	3	5000	N	N	11724 NE 107TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
008	681630	0270	3/18/02	\$259,000	1670	0	8	1987	3	2227	N	N	11520 NE 114TH CT	
008	681630	0010	4/5/02	\$230,000	1670	0	8	1987	3	2096	N	N	11428 NE 115TH CT	
008	259102	0450	11/7/02	\$299,050	1680	0	8	1987	3	5512	N	N	11715 NE 107TH PL	
008	390231	0030	9/18/03	\$345,000	1690	1050	8	1980	3	9102	N	N	10110 117TH PL NE	
008	390231	0270	7/18/03	\$366,930	1700	920	8	1980	3	7920	N	N	11711 NE 101ST PL	
008	374000	0010	12/19/03	\$395,000	1720	0	8	1981	3	5986	N	N	1502 3RD PL	
008	374000	0010	2/7/02	\$323,400	1720	0	8	1981	3	5986	N	N	1502 3RD PL	
008	124500	0875	6/19/03	\$590,000	1730	600	8	2001	3	6900	N	N	1804 2ND ST	
008	375610	0200	2/8/02	\$329,000	1730	0	8	1991	3	10318	N	N	10321 NE 113TH PL	
008	327579	0050	4/25/02	\$370,000	1790	500	8	1979	3	8632	N	N	10510 115TH PL NE	
008	123630	0294	1/10/02	\$369,900	1810	0	8	1985	3	9000	Y	N	11206 NE 94TH ST	
008	388580	1930	1/30/03	\$592,000	1820	0	8	2002	3	3600	N	N	315 11TH AV W	
008	124500	2625	2/25/02	\$469,950	1840	680	8	1966	3	12000	Y	N	120 13TH AV	
008	123570	0063	7/19/02	\$320,000	1850	0	8	1995	3	8553	N	N	10822 NE 108TH ST	
008	123850	0976	1/29/03	\$439,000	1870	0	8	2002	3	10725	N	N	9608 116TH AV NE	
008	856120	0020	10/13/03	\$365,000	1900	0	8	1990	3	8529	N	N	11419 NE 111TH PL	
008	155460	0010	1/7/02	\$349,950	1920	670	8	1989	3	8531	N	N	11208 117TH PL NE	
008	179150	0145	2/10/03	\$515,000	1950	630	8	1985	3	11480	Y	N	11301 100TH AV NE	
008	329573	0070	8/13/03	\$410,000	1950	0	8	1995	3	6621	N	N	11505 NE 107TH PL	
008	259102	0090	7/17/02	\$295,000	1960	0	8	1988	3	5000	N	N	11712 NE 107TH PL	
008	721650	0170	9/20/02	\$445,000	1980	0	8	1989	3	7561	N	N	816 6TH PL S	
008	390231	0010	6/6/03	\$306,000	1980	0	8	1980	3	9750	N	N	10126 117TH PL NE	
008	721650	0190	7/7/03	\$479,950	2030	0	8	1989	3	8721	N	N	806 6TH PL S	
008	124500	0460	8/25/02	\$435,000	2040	1000	8	1985	3	20287	N	N	1949 4TH ST	
008	721650	0040	6/16/03	\$430,000	2040	0	8	1988	3	4956	N	N	921 6TH PL S	
008	389610	0070	9/23/03	\$805,000	2050	1120	8	1958	4	10000	Y	N	1958 10TH PL W	
008	123940	0465	3/15/02	\$500,000	2080	0	8	2000	3	10557	N	N	7714 115TH PL NE	
008	179150	0235	2/19/03	\$399,999	2110	830	8	1977	4	8000	Y	N	11219 100TH AV NE	
008	124500	0928	2/14/02	\$420,000	2120	0	8	1995	3	7200	N	N	1835 3RD ST	
008	250550	0033	6/3/03	\$555,000	2120	1160	8	1994	3	8281	Y	N	716 7TH ST S	
008	388580	4875	12/11/03	\$600,000	2150	0	8	1984	3	7200	Y	N	140 9TH AV	

**Improved Sales Used in this Annual Update Analysis**  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
008	184265	0090	7/7/03	\$387,000	2180	0	8	1977	3	9222	N	N	1920 5TH PL	
008	124500	0506	4/11/02	\$372,000	2210	0	8	1993	3	7237	N	N	449 20TH AV	
008	610880	0090	8/1/02	\$569,900	2280	0	8	1982	3	14272	N	N	1503 7TH ST	
008	259102	0570	11/24/03	\$375,000	2330	0	8	1987	3	6334	N	N	11705 NE 106TH LN	
008	388690	2665	12/12/02	\$445,000	2350	0	8	1999	3	7680	N	N	11414 NE 90TH ST	
008	322605	9164	6/3/02	\$424,950	2390	0	8	1999	3	8502	N	N	11525 111TH PL NE	
008	388580	0785	3/12/02	\$750,000	2430	310	8	1999	3	8588	Y	N	315 8TH AV W	
008	259100	0030	7/16/03	\$335,000	2440	0	8	1976	3	12311	N	N	10638 116TH AV NE	
008	398270	1485	12/12/02	\$480,000	2540	0	8	1990	3	8680	N	N	9620 110TH AV NE	
008	124500	2115	12/24/02	\$405,000	2550	0	8	1995	3	8056	N	N	1321 5TH LN	
008	390230	0120	5/7/02	\$375,000	2570	0	8	1980	3	10000	N	N	11811 NE 103RD PL	
008	123630	0255	5/7/03	\$429,000	2570	0	8	1947	5	17280	N	N	9628 112TH AV NE	
008	124500	0435	12/23/03	\$515,000	2620	0	8	1992	3	7405	N	N	332 19TH AV	
008	124500	1876	4/22/02	\$477,500	2690	0	8	1993	3	8254	N	N	421 16TH LN	
008	389610	0015	4/21/03	\$920,000	2840	0	8	1993	3	7947	Y	N	1812 10TH ST W	
008	388580	4490	7/23/02	\$784,000	2840	330	8	1994	3	9523	Y	N	1122 1ST ST	
008	250550	0181	5/15/02	\$555,000	2870	0	8	1993	3	8937	N	N	621 7TH ST S	
008	388580	7275	5/22/03	\$489,000	3020	0	8	1987	3	6677	N	N	524 7TH AV	
008	388580	7275	4/15/03	\$451,000	3020	0	8	1987	3	6677	N	N	524 7TH AV	
008	388580	2275	4/11/03	\$729,000	4080	0	8	1986	4	7200	Y	N	432 11TH AV W	
008	389310	0650	5/29/03	\$360,000	1430	810	9	1975	4	9240	N	N	10313 116TH AV NE	
008	179150	0136	4/4/02	\$399,000	1630	750	9	1994	3	9406	N	N	11315 100TH AV NE	
008	376450	0100	9/10/03	\$565,500	1670	680	9	1994	3	21307	Y	N	11124 NE 106TH PL	
008	376450	0090	3/28/03	\$525,000	1670	680	9	1994	3	13402	Y	N	11128 NE 106TH PL	
008	376450	0080	2/13/02	\$425,000	1670	680	9	1994	3	17484	Y	N	11204 NE 106TH PL	
008	123850	1165	2/28/02	\$489,000	1740	1420	9	2001	3	9100	N	N	11609 NE 92ND ST	
008	376450	0170	5/16/03	\$390,000	1760	120	9	1992	3	5289	Y	N	11207 NE 106TH PL	
008	376450	0230	4/23/03	\$425,000	1820	0	9	1994	3	4418	Y	N	11221 NE 106TH PL	
008	376450	0060	2/22/02	\$418,000	1830	670	9	1993	3	16391	N	N	11212 NE 106TH PL	
008	327578	0075	2/20/02	\$400,000	1850	0	9	1974	4	10180	N	N	11315 NE 103RD ST	
008	358480	0020	5/16/02	\$522,500	1880	0	9	1999	3	6390	N	N	1218 5TH ST	

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
008	124500	2276	12/11/02	\$560,000	1900	770	9	1991	3	12291	Y	N	346 13TH AV	
008	376450	0190	9/3/02	\$410,000	1920	0	9	1994	3	7441	Y	N	11217 NE 106TH PL	
008	124550	0057	6/10/02	\$469,000	2040	0	9	2001	3	6750	N	N	17 21ST PL	
008	388580	1365	11/4/03	\$867,500	2050	0	9	1985	3	7200	Y	N	435 10TH AV W	
008	124500	2840	4/17/03	\$620,500	2050	1000	9	1989	3	8102	Y	N	1204 2ND ST	
008	124550	0276	12/22/02	\$525,000	2070	0	9	2001	3	7200	N	N	2085 MARKET ST	
008	124550	0025	8/21/03	\$513,500	2070	0	9	2000	3	9000	N	N	2076 MARKET ST	
008	123630	0197	5/21/03	\$384,950	2070	360	9	1974	3	11025	N	N	11217 OBSERVATION DR	
008	124550	0022	11/12/03	\$476,000	2070	0	9	2000	3	9000	N	N	2078 MARKET ST	
008	388580	5425	7/11/03	\$620,000	2220	0	9	2002	3	7200	N	N	618 9TH AV	
008	388580	7882	7/3/02	\$580,000	2220	580	9	1998	3	5500	N	N	237 7TH AV	
008	388580	5425	12/5/02	\$559,795	2220	0	9	2002	3	7200	N	N	618 9TH AV	
008	398270	0140	8/23/02	\$432,500	2240	0	9	1991	3	8327	N	N	612 17TH AV	
008	123630	0118	3/7/02	\$520,000	2250	1070	9	1997	3	8523	N	N	11408 NE 97TH ST	
008	124500	1105	11/17/03	\$732,000	2390	880	9	2003	3	5226	N	N	1831 1ST ST	
008	123940	0211	2/8/02	\$547,500	2390	1080	9	1990	3	9715	N	N	405 SLATER AV NE	
008	388580	7875	10/30/03	\$715,000	2520	0	9	2000	3	5500	N	N	239 7TH AV	
008	124500	2370	12/19/03	\$762,500	2530	0	9	2000	3	10000	Y	N	1315 3RD ST	
008	124500	1836	2/27/03	\$699,000	2580	390	9	2002	3	6870	N	N	1525 5TH PL	
008	123940	0067	12/10/02	\$545,000	2600	0	9	1999	3	6299	N	N	22 10TH PL S	
008	124500	0115	6/5/02	\$540,000	2620	0	9	1997	3	9000	N	N	1941 1ST ST	
008	398270	0130	11/20/02	\$488,000	2640	0	9	1990	3	7200	N	N	612 17TH AV	
008	124500	2380	3/1/02	\$720,000	2650	0	9	2001	3	7216	N	N	1317 3RD ST	
008	124500	3280	7/23/03	\$645,000	2660	0	9	1999	3	7326	N	N	1207 5TH ST	
008	124500	3270	4/19/02	\$620,000	2660	0	9	1999	3	7326	N	N	1203 5TH ST	
008	123630	0275	1/7/02	\$710,000	2670	870	9	1999	3	8501	N	N	11205 NE 95TH ST	
008	147270	0030	6/6/02	\$478,603	2680	0	9	1987	4	10933	N	N	11402 NE 103RD ST	
008	250550	0185	2/13/03	\$685,000	2710	0	9	2002	3	8594	N	N	701 7TH ST S	
008	388580	8165	6/20/03	\$691,000	2720	870	9	1992	3	5610	Y	N	517 1ST ST	
008	388580	8165	1/16/02	\$610,000	2720	870	9	1992	3	5610	Y	N	517 1ST ST	
008	019240	0040	11/8/02	\$608,000	2780	0	9	1989	3	9405	Y	N	930 1ST ST S	

**Improved Sales Used in this Annual Update Analysis**  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
008	123940	0286	8/21/03	\$569,000	2800	0	9	1993	3	10834	Y	N	249 SLATER ST S	
008	124500	3615	5/20/03	\$750,000	2830	0	9	2003	3	6000	N	N	447 10TH AVE	
008	124550	0689	4/4/03	\$599,950	2870	0	9	1987	5	8238	N	N	1832 9TH ST W	
008	123650	0035	3/15/02	\$560,000	2880	0	9	2001	3	8000	N	N	9429 116TH AV NE	
008	259100	0020	3/11/03	\$639,000	2890	1410	9	2000	3	11974	N	N	11606 NE 107TH PL	
008	124500	2725	7/10/03	\$799,950	2910	0	9	2002	3	6000	Y	N	129 13TH AV	
008	124500	2725	3/13/02	\$698,500	2910	0	9	2002	3	6000	Y	N	129 13TH AV	
008	332605	9250	3/26/03	\$499,950	2920	0	9	2001	3	8501	N	N	11640 NE 100TH ST	
008	398270	0229	10/18/02	\$600,000	2930	1600	9	1990	3	7435	N	N	739 17TH AV	
008	124500	3030	10/24/02	\$761,250	2950	0	9	2000	3	9210	N	N	1108 3RD ST	
008	124500	3193	6/10/03	\$779,000	2960	0	9	2002	3	7160	N	N	1018 4TH ST	
008	085600	1005	11/26/03	\$850,000	2970	0	9	2003	3	7200	N	N	725 17TH AV W	
008	332605	9251	12/9/02	\$538,500	2970	770	9	2001	3	8503	N	N	11642 NE 100TH ST	
008	250550	0191	6/13/02	\$699,000	2990	0	9	2001	3	8594	N	N	715 7TH ST S	
008	124500	2312	4/29/03	\$840,000	3040	0	9	2002	3	7800	N	N	1416 2nd ST	
008	250550	0210	12/22/03	\$809,000	3050	0	9	2001	3	8931	Y	N	622 9TH AV S	
008	250550	0210	8/27/02	\$668,000	3050	0	9	2001	3	8931	Y	N	622 9TH AV S	
008	398270	0084	4/12/03	\$517,000	3060	0	9	1990	3	7224	N	N	740 17TH AV	
008	388580	0110	9/25/03	\$1,250,000	3090	0	9	1998	3	7155	Y	N	224 WAVERLY WAY	
008	123630	0013	12/23/03	\$673,000	3190	0	9	1990	3	8314	N	N	11107 100TH AV NE	
008	332605	9113	1/9/02	\$575,000	3210	0	9	2001	3	8503	N	N	NE 100TH ST	
008	123510	0230	4/25/03	\$915,000	3220	1000	9	2002	3	10500	Y	N	1120 KIRKLAND AV	
008	389310	0156	12/11/03	\$695,000	3240	0	9	2003	3	8548	N	N	11033 NE 100TH PL	
008	124500	0265	4/15/02	\$850,000	3380	400	9	2000	3	7591	Y	N	208 19TH AV	
008	250550	0212	12/3/02	\$698,000	3430	0	9	2002	3	8249	N	N	825 7TH ST S	
008	388580	0815	7/16/03	\$990,000	3510	0	9	1981	4	11450	Y	N	722 4TH ST W	
008	124710	0025	5/6/02	\$832,000	3650	950	9	2001	3	10500	Y	N	9001 112TH AV NE	
008	388580	3000	10/11/02	\$975,000	1380	1530	10	2001	3	6000	Y	N	554 14TH AV W	
008	124710	0033	4/21/03	\$659,000	1850	1660	10	1994	3	7294	Y	N	11210 NE 88TH ST	
008	124710	0019	9/11/02	\$736,500	2250	700	10	1996	3	8514	Y	N	11117 NE 91ST LN	
008	123510	0292	9/4/03	\$760,000	2290	800	10	2001	3	7262	N	N	1126 2ND AV	

**Improved Sales Used in this Annual Update Analysis**  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
008	388580	8110	5/28/02	\$888,000	2330	1160	10	2001	3	5123	Y	N	605 1ST ST	
008	123510	0294	9/5/03	\$649,900	2380	420	10	2001	3	6706	N	N	1214 2ND AV	
008	124500	0195	6/16/03	\$810,000	2410	1410	10	1997	3	10000	N	N	1907 2ND ST	
008	124500	3104	7/9/03	\$716,000	2480	0	10	1991	3	8200	N	N	334 10TH AV	
008	388580	8100	9/13/02	\$1,149,242	2510	1200	10	2002	3	6131	Y	N	603 1ST ST	
008	389310	0458	9/4/02	\$740,000	2560	2030	10	1991	3	10543	Y	N	10423 113TH PL NE	
008	124710	0017	6/27/02	\$760,000	2640	840	10	1996	3	11435	Y	N	11108 NE 91ST LN	
008	388580	8310	4/11/02	\$805,000	2690	0	10	1993	3	9515	Y	N	119 6TH AV	
008	388580	6565	10/13/03	\$925,000	2740	0	10	1998	3	6349	Y	N	820 1ST ST	
008	124550	0195	5/15/03	\$769,000	2785	0	10	2003	3	9000	N	N	838 20TH AV W	
008	124500	1611	7/12/02	\$724,000	2800	0	10	2001	3	7800	N	N	1730 3RD ST	
008	123940	0205	5/24/02	\$553,750	2840	0	10	1998	3	10285	N	N	425 SLATER ST S	
008	388580	6815	11/6/02	\$1,000,000	2870	790	10	2001	3	11501	Y	N	104 7TH AV	
008	388580	8375	12/8/03	\$820,000	2970	0	10	1991	3	5610	Y	N	417 1ST ST	
008	398270	0800	4/29/02	\$556,000	2990	0	10	1996	3	9360	N	N	11108 NE 97TH ST	
008	398270	0232	5/7/03	\$616,000	3050	1420	10	1991	3	7276	N	N	731 17TH AV	
008	398270	0232	5/7/03	\$616,000	3050	1420	10	1991	3	7276	N	N	731 17TH AV	
008	124500	1835	9/19/03	\$805,000	3190	0	10	2003	3	6865	N	N	1521 5TH PL	
008	124500	2955	3/14/02	\$850,000	3240	0	10	2001	3	7407	N	N	1033 3RD ST	
008	124500	2360	5/30/02	\$839,000	3330	0	10	2002	3	6855	N	N	1303 3RD ST	
008	085600	0740	6/27/02	\$1,050,000	3360	0	10	2001	3	8400	N	N	1503 7TH ST W	
008	388580	2245	7/17/02	\$975,000	3370	0	10	2000	3	6000	Y	N	1206 5TH ST W	
008	172080	0105	3/31/03	\$960,000	3380	0	10	2002	3	7500	N	N	255 7TH AV SO.	
008	430820	0015	12/11/03	\$950,000	3420	0	10	1999	3	7200	N	N	617 17TH AV W	
008	085600	0715	1/8/03	\$899,950	3440	0	10	2001	3	7200	Y	N	650 14TH AV W	
008	388580	7940	3/21/02	\$1,033,249	3530	750	10	2001	3	5500	N	N	218 6TH AV	
008	124710	0030	12/17/03	\$649,000	3650	0	10	1994	3	11340	Y	N	11218 NE 88TH ST	
008	388580	3105	7/1/02	\$1,416,700	3660	280	10	2001	3	7200	N	N	615 16TH AV W	
008	124550	0212	10/25/02	\$849,500	3670	0	10	2001	3	8877	N	N	736 20TH AV W	
008	375890	0033	6/24/03	\$1,000,000	4050	0	10	1994	3	10631	Y	N	11017 101ST PL NE	
008	398270	3250	2/7/03	\$745,000	2170	580	11	1991	3	9238	Y	N	9424 110TH PL NE	

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	398270	3225	10/16/03	\$590,000	2360	590	11	1993	3	8503	N	N	9425 110TH PL NE
008	123940	0645	9/19/02	\$882,600	2520	1090	11	2002	3	8759	Y	N	7603 115TH PL NE
008	388580	7925	1/13/03	\$770,752	2530	920	11	2000	3	5500	Y	N	606 2ND ST
008	123940	0650	12/10/02	\$1,200,000	2660	2040	11	2002	3	10183	N	N	7507 115TH PL NE
008	123940	0655	12/9/02	\$1,369,800	3210	1540	11	2002	3	8503	Y	N	7537 115TH PL NE
008	389610	0050	11/12/03	\$1,400,000	3600	1100	11	2003	3	7300	Y	N	1824 10TH ST W
008	124550	0816	6/2/03	\$885,000	3950	0	11	2000	3	8600	N	N	1620 8TH ST W

***Improved Sales Removed from this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	082505	9171	12/17/03	449950	UnFinArea
2	123400	0541	03/04/02	410000	DIAGNOSTIC OUTLIER
2	123400	0691	01/29/03	41000	DORRatio
2	123400	0691	03/20/03	268000	RELOCATION - SALE BY SERVICE
2	123400	0691	07/19/02	268000	RELOCATION - SALE TO SERVICE
2	123400	0704	10/07/02	250000	DORRatio
2	124620	0092	02/04/02	1300000	DIAGNOSTIC OUTLIER
2	124620	0093	02/05/02	1760000	DIAGNOSTIC OUTLIER
2	169240	0105	10/18/02	890000	NON-REPRESENTATIVE SALE
2	172505	9287	10/09/03	60000	PART INT. (103, 102, Etc.); REL PARTY, FRIEND, NGHB
2	172505	9317	10/01/03	755300	DIAGNOSTIC OUTLIER
2	189540	0020	04/02/02	905000	DIAGNOSTIC OUTLIER
2	189540	0040	09/16/02	1025000	PrevImp<=10K
2	206240	0011	10/01/03	313000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	206240	0055	01/06/03	97237	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NGH
2	330076	0260	01/10/02	280000	DIAGNOSTIC OUTLIER
2	330076	0530	08/15/03	409000	DIAGNOSTIC OUTLIER
2	330076	0540	08/30/02	357500	EXEMPT FROM EXCISE TAX
2	346900	0030	01/10/02	409000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	410101	0060	04/04/03	133150	DORRatio
2	410101	0100	07/29/03	560000	DIAGNOSTIC OUTLIER
2	410141	0180	07/25/03	245000	DIAGNOSTIC OUTLIER
2	415180	0125	08/28/02	238155	RELATED PARTY, FRIEND, OR NEIGHBOR
2	415180	0170	03/11/02	265000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	415180	0230	03/04/03	309950	PrevImp<=10K
2	415180	0235	07/25/03	320000	1031 TRADE
2	415180	0365	05/19/03	325000	ImpCount
2	415180	0425	06/03/02	260000	DORRatio
2	415180	0540	06/25/02	309500	PrevImp<=10K
2	415180	0545	06/25/02	289000	DIAGNOSTIC OUTLIER
2	638001	0010	09/26/02	551000	DIAGNOSTIC OUTLIER
2	638001	0010	09/03/02	551000	RELOCATION - SALE TO SERVICE
2	755521	0060	04/15/02	429900	RELOCATION - SALE BY SERVICE
2	755521	0060	04/12/02	429900	RELOCATION - SALE TO SERVICE
2	788260	0303	11/14/03	600000	%Compl PrevImp<=10K
2	936670	0065	06/25/02	305000	DIAGNOSTIC OUTLIER
2	936670	0065	04/04/02	289950	DIAGNOSTIC OUTLIER
2	936670	0120	08/01/02	270000	DORRatio
2	941360	0070	11/11/02	615000	DIAGNOSTIC OUTLIER
2	941390	0065	02/21/03	450000	%Compl PrevImp<=10K
2	941390	0068	05/05/03	320000	PrevImp<=10K
2	941390	0070	03/06/02	420000	DORRatio
2	941400	0060	03/28/02	820000	DIAGNOSTIC OUTLIER
2	954420	0091	11/05/03	700000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	954420	0105	08/29/03	375000	DIAGNOSTIC OUTLIER

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**Area 74**  
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	012000	0240	07/22/03	193000	PrevImp<=10K
8	012000	0240	06/07/02	179929	EXEMPT FROM EXCISE TAX PrevImp<=10K
8	085600	0815	12/15/03	1149950	%Compl ActivePermitBeforeSale>25K
8	085600	1005	09/26/02	310000	DORRatio
8	085600	1390	11/11/03	459000	DIAGNOSTIC OUTLIER
8	123510	0239	08/05/03	550000	UnFinArea
8	123510	0241	01/28/02	250000	DIAGNOSTIC OUTLIER
8	123510	0260	05/27/03	310000	PrevImp<=10K
8	123510	0271	06/10/03	15000	DORRatio
8	123630	0080	12/16/02	300000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	123630	0130	05/14/02	247000	DORRatio
8	123630	0131	05/17/03	286090	DIAGNOSTIC OUTLIER
8	123630	0136	12/12/03	250000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	123630	0298	06/05/03	160000	DORRatio
8	123630	0307	06/25/02	270000	DIAGNOSTIC OUTLIER
8	123940	0060	09/29/03	1475000	ActivePermitBeforeSale>25K
8	123940	0150	12/11/02	750000	UnFinArea
8	123940	0230	10/09/02	330000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	123940	0470	03/04/02	237000	DIAGNOSTIC OUTLIER
8	123940	0870	03/10/03	205000	PrevImp<=10K
8	124500	0015	05/06/03	375000	DIAGNOSTIC OUTLIER
8	124500	0050	10/17/03	756500	DIAGNOSTIC OUTLIER
8	124500	0346	05/23/02	430000	Obsol
8	124500	0346	03/18/02	295000	Obsol
8	124500	0581	10/10/02	235600	Obsol
8	124500	0870	06/17/03	455000	BANKRUPTCY - RECEIVER OR TRUSTEE
8	124500	0967	01/09/03	296390	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	124500	1105	11/07/02	240000	DORRatio
8	124500	1287	05/07/02	230000	%Compl
8	124500	1296	06/17/02	280000	SEGOR MERG REL. PARTY, FRIEND, OR NEIGHBOR
8	124500	1768	11/05/03	382650	ActivePermitBeforeSale>25K
8	124500	1835	02/15/02	177900	BUILDER OR DEVELOPER SALES DORRatio
8	124500	2220	02/13/03	583048	DIAGNOSTIC OUTLIER
8	124500	2958	11/18/03	995000	%Compl ActivePermitBeforeSale>25K
8	124500	2960	11/07/03	990000	%Compl ActivePermitBeforeSale>25K
8	124500	3135	02/26/02	212500	DIAGNOSTIC OUTLIER
8	124500	3615	04/17/02	225000	DORRatio
8	124500	3710	12/23/02	326948	%Compl
8	124500	3712	11/11/03	829000	%Compl ActivePermitBeforeSale>25K
8	124550	0050	09/26/02	275000	PrevImp<=10K
8	124550	0195	08/26/02	300000	DORRatio
8	124550	0637	12/08/03	143280	DORRatio
8	124550	0690	11/20/02	292500	%Compl
8	124710	0045	10/09/02	500000	DIAGNOSTIC OUTLIER
8	147270	0240	03/19/02	330285	BANKRUPTCY - RECEIVER OR TRUSTEE

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**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	148930	0055	11/24/02	689000	%Compl ActivePermitBeforeSale>25K
8	148930	0126	11/08/02	257000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	148930	0160	08/01/03	570000	DIAGNOSTIC OUTLIER
8	148930	0180	02/25/02	325000	QUIT CLAIM DEED
8	179150	0145	08/07/02	350000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	206300	0130	11/01/02	312350	RELATED PARTY, FRIEND, OR NEIGHBOR
8	227360	0090	06/11/02	250000	UnFinArea
8	250550	0190	11/21/03	769800	%Compl ActivePermitBeforeSale>25K
8	250550	0190	10/24/02	260000	MOBILE HOME %Compl DORRatio
8	250550	0195	07/22/02	739500	DIAGNOSTIC OUTLIER
8	259102	0120	04/15/02	99919	QUIT CLAIM DEED DORRatio
8	259102	0470	03/01/02	275000	EX FROM EXCISE TAX; RE PARTY, FRIEND, OR NEIGH
8	322605	9058	07/29/02	252500	%Compl
8	327579	0020	08/23/02	396000	RELOCATION - SALE BY SERVICE
8	327579	0020	08/23/02	396000	RELOCATION - SALE TO SERVICE
8	332605	9133	09/04/03	195000	DIAGNOSTIC OUTLIER
8	375550	0090	11/13/03	308000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	375610	0050	03/26/03	267000	DIAGNOSTIC OUTLIER
8	375610	0230	09/22/03	200000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
8	375890	0112	12/08/03	422000	%Compl ActivePermitBeforeSale>25K
8	375890	0113	11/01/03	385000	%Compl ActivePermitBeforeSale>25K
8	375890	0115	07/31/03	385000	DIAGNOSTIC OUTLIER
8	375890	0115	01/09/02	310000	DORRatio
8	375890	0184	06/26/02	519000	UnFinArea
8	375890	0223	11/05/03	740000	%Compl ActivePermitBeforeSale>25K
8	376450	0170	03/12/03	364550	EXEMPT FROM EXCISE TAX
8	388580	0255	03/24/03	1150000	ActivePermitBeforeSale>25K
8	388580	0300	05/20/03	925000	DIAGNOSTIC OUTLIER
8	388580	0675	10/23/03	530000	Obsol PrevImp<=10K
8	388580	0865	02/25/02	775000	DORRatio
8	388580	0940	11/07/02	600000	PrevImp<=10K
8	388580	1170	04/30/03	87950	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
8	388580	1315	06/03/03	236575	QUIT CLAIM DEED DORRatio
8	388580	1375	03/18/03	770000	Obsol
8	388580	1430	04/09/02	548000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	388580	2055	07/12/02	400000	DIAGNOSTIC OUTLIER
8	388580	2055	12/12/03	525000	DIAGNOSTIC OUTLIER
8	388580	3426	02/27/02	350000	RELOCATION - SALE BY SERVICE
8	388580	3426	02/27/02	380000	RELOCATION - SALE TO SERVICE
8	388580	3676	09/11/03	358000	UnFinArea PrevImp<=10K
8	388580	3695	08/06/03	888000	%Compl ActivePermitBeforeSale>25K
8	388580	3695	01/03/03	837751	%Compl ActivePermitBeforeSale>25K
8	388580	4015	04/29/03	611000	DIAGNOSTIC OUTLIER
8	388580	4060	03/17/03	550000	ImpCount
8	388580	4060	03/06/03	385000	ImpCount

***Improved Sales Removed from this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
8	388580	4690	12/20/02	850000	%Compl
8	388580	4690	11/05/03	1621613	%Compl ActivePermitBeforeSale>25K
8	388580	4765	12/11/02	450000	DIAGNOSTIC OUTLIER
8	388580	4765	02/21/02	400000	DIAGNOSTIC OUTLIER
8	388580	5386	12/11/03	245000	QUIT CLAIM DEED
8	388580	6390	05/16/03	514900	BANKRUPTCY - RECEIVER OR TRUSTEE
8	388580	6600	03/18/02	764000	%Compl
8	388580	6600	03/18/02	570000	%Compl
8	388580	6655	04/28/03	450000	REL PARTY, FRIEND, OR NEIGHBOR PrevImp<=10K
8	388580	6870	09/08/03	542500	DIAGNOSTIC OUTLIER
8	388580	6895	04/28/03	355000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	388580	6975	02/07/02	142926	QUIT CLAIM DEED; STATEMENT TO DOR %Compl DOR
8	388580	7070	07/31/02	240000	QUIT CLAIM DEED; REL PARTY,FRIEND, OR NEIGHBOR
8	388580	7225	02/15/02	282000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
8	388580	7225	08/25/03	575000	NO MARKET EXPOSURE
8	388580	7895	05/14/03	607000	DIAGNOSTIC OUTLIER
8	388580	7925	08/04/03	815000	BANKRUPTCY - RECEIVER OR TRUSTEE
8	388690	2240	02/13/02	100000	PART INT (103, 102, Etc.); MULTI-PARCEL SALE;
8	388690	3155	03/19/02	252500	UnFinArea
8	388690	3690	02/21/02	202000	DIAGNOSTIC OUTLIER
8	389610	0050	05/21/02	525000	DORRatio
8	390230	0120	06/21/03	42200	PART INT (103, 102, Etc.); REL PARTY,FRIEND,OR NGH
8	390231	0120	08/06/03	160316	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NGH
8	390231	0170	07/10/03	133009	DORRatio
8	398270	0240	02/21/02	385000	DIAGNOSTIC OUTLIER
8	398270	0575	10/03/02	225000	%Compl DORRatio
8	398270	1475	12/19/03	85075	QUIT CLAIM DEED DORRatio
8	542170	0050	01/18/02	24741	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGHB
8	664200	0050	04/17/02	68756	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGHB
8	664200	0300	07/14/03	339950	UnFinArea
8	889100	0095	01/14/02	115000	DORRatio

***Vacant Sales Used in this Annual Update Analysis***  
**Area 74**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
2	788260	0304	11/14/03	400000	14495	Y	N
2	788260	0326	03/14/03	320000	10838	Y	N
2	941390	0066	02/21/03	300000	12073	Y	N
2	941390	0066	08/12/03	335000	12073	Y	N
8	123510	0240	10/17/02	215000	7779	N	N
8	123630	0278	08/21/02	249000	11799	N	N
8	124500	0269	12/04/03	295000	9426	Y	N
8	124500	1297	06/19/03	250000	7057	N	N
8	124500	2256	04/24/02	150000	7415	N	N
8	124710	0008	12/26/03	300000	11173	Y	N
8	124710	0009	10/23/03	275000	10428	N	N
8	124710	0010	10/30/03	250000	16112	N	N
8	375590	0102	12/18/03	150000	7651	N	N
8	375890	0283	09/09/03	210000	9825	N	N
8	375890	0292	09/30/03	210000	12811	N	N
8	388580	1995	10/23/03	300000	7200	Y	N
8	388580	2265	10/06/03	510000	7200	Y	N
8	388580	2370	06/03/02	480000	8400	N	N
8	388580	6955	08/22/03	245000	5500	N	N
8	414930	0010	08/22/02	400000	6357	Y	N

**Vacant Sales Removed from this Annual Update Analysis**  
**Area 74**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
8	250550	0185	02/12/02	230000	TEAR DOWN;
8	388580	5425	02/15/02	205000	TEAR DOWN;
8	124500	1836	03/01/02	167500	TEAR DOWN;
8	375890	0220	07/24/02	1300000	BANKRUPTCY - RECEIVER OR TRUSTEE;
8	085600	0980	04/18/03	650000	TEAR DOWN; SEGREGATION AND/OR MERGER;
8	389610	0030	01/16/03	650000	TEAR DOWN;
8	124500	1877	02/10/03	220000	TEAR DOWN;
2	172505	9317	02/21/03	259000	TEAR DOWN;
8	124500	1287	04/07/03	350000	TEAR DOWN;
8	388580	3675	01/06/03	385000	TEAR DOWN;
8	388580	3044	02/13/03	450000	TEAR DOWN;
8	388580	1995	10/02/02	402500	TEAR DOWN;
2	172505	9149	06/07/02	305000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	954420	0092	09/02/03	950000	EST ADM, GUARDIAN, OR EXEC; QUIT CLAIM DEED;



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
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**Scott Noble**  
**Assessor**

## MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr